

Oldham

Local

Plan

Oldham's Monitoring Report April 2022 to March 2023

December 2023



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

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 that approved in September 2021 and can be viewed on the council's website. During the monitoring period an update was published which took effect on the 31st October 2022. The revised LDS reflects the latest Places for Everyone Joint DPD and revised Local Plan timetables.

i) Performance on the LDS milestones was as follows:

- Places for Everyone Joint Development Plan - Nine councils in Greater Manchester have now submitted the Places for Everyone plan to the Secretary of State for Levelling Up, Housing and Communities and the examination is underway.
- 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 the Places for Everyone Joint Development Plan.

Key Indicator Results

ii) Employment

- Employment – 48,635 sqm of industrial and commercial floorspace was completed, all of which was on previously developed land.
- 12.12 ha of land was developed for business and industrial uses in 2022/23 (gross).
- The total amount of employment land available for industrial and commercial use (Use Classes Order B1, B2 and B8) as at 31 March 2023 was 57.7ha. The total consists of 35.09 ha of saved UDP Business and Industry allocations and 22.61 ha of sites that are not allocations, but which have planning permission for employment use and are either unimplemented or under construction.

iii) Housing

- As of 1 April 2023, the borough's five-year housing land supply contains sufficient land to accommodate 3,202 dwellings before taking into account the clearance allowance. This equates to a 4.5-year supply of deliverable housing land against the government's standard methodology housing requirement of 703 dwellings per annum.
- Due to the publication of the latest affordability ratios in March 2023, based on the standard methodology for calculating local housing need, Oldham's local housing need has changed to 703 homes per year, which applies from 1 April 2023 (and to five-year supply calculations). The previous housing need of 705 homes per year, as per the standard methodology, applied to 2022/23, 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 13,793 dwellings.
- In 2022/23 there were 403 net completions.
- 64% of completions during 2022/23 took place on previously developed land. A further 113 dwellings or 28% of all dwellings completed in 2022/23 were on mixed sites which contain both previously developed and greenfield land. Therefore 92% of all dwellings

completed in 2022/23 were on PDL or mixed sites. Whilst the number of dwellings completed on previously developed land is lower than the target, greenfield sites only accounted for 9% (9 sites) of all sites (104 sites) with plot completions during 2022/23. Brownfield and mixed sites still make up the majority of sites within the housing land supply.

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

vi) **Heritage** – In 2022/23, there was one application granted for the partial rebuild and repair of a rear extension due to lateral movements. It was determined that the works would secure the asset's long term conservation and be a public benefit that would outweigh the less than substantial harm. There were eight applications including the demolition of structures within conservation areas.

vii) **Renewable Energy** – In 2022/23, 15 out of 21 relevant major applications were granted permission with a condition attached or details included within the application requiring applicants to meet Policy 18. This represents 71% of relevant major applications (not including change of use).

viii) **Air Quality** - The level of Nitrogen Dioxide is slightly lower than last years and the level of Particle Matter is slightly higher than last year, but also well within the target. In addition, the number of days in Greater Manchester where pollution was moderate or higher is significantly higher than in the previous two years.

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 Local Development Scheme (LDS) in place at the start of the monitoring period was "Issue 11 Update" (approved in September 2021) and can be viewed on the council's website. During the monitoring period 'Issue 12' was published which took effect on the 31st October 2022. The revised LDS reflects the latest Places for Everyone Joint DPD and revised Local Plan timetables.

1 Introduction and Context

Oldham's Monitoring Report

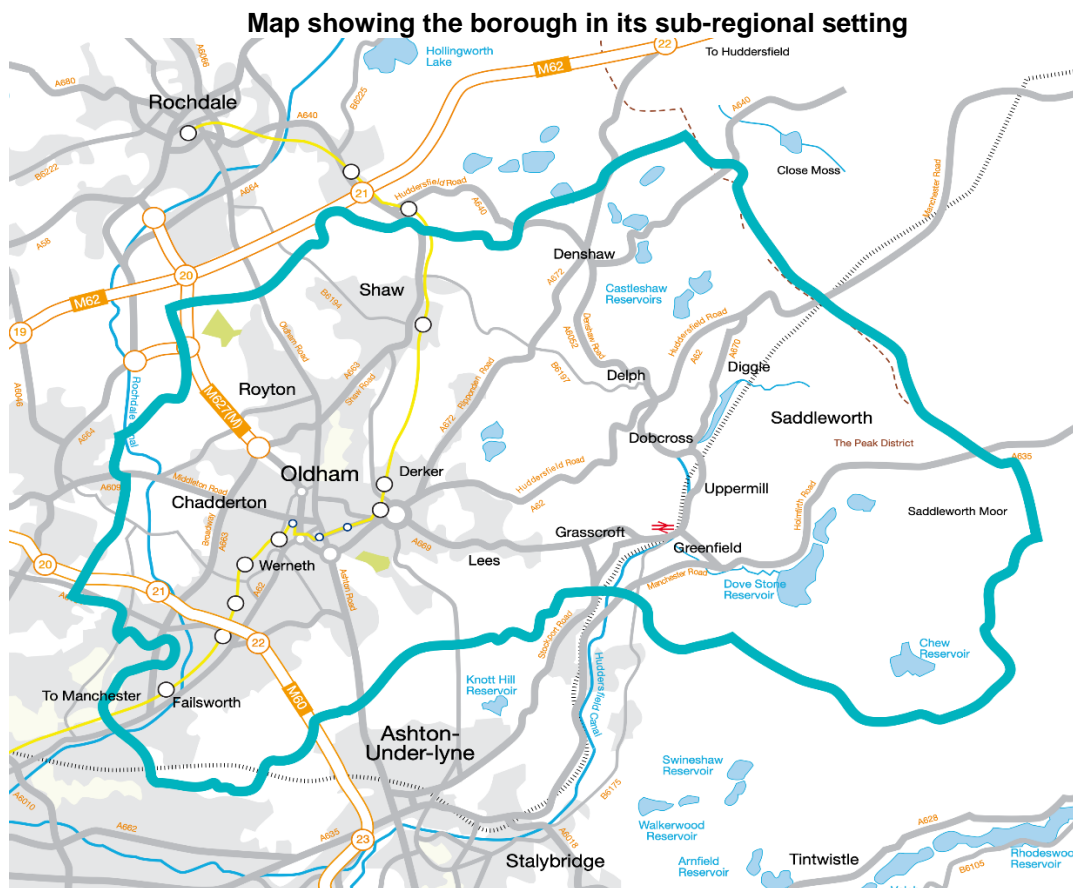
- 1.1** Oldham's Monitoring Report (AMR) covers the period 1 April 2022 to 31 March 2023 and sets out the five-year housing land position as at 1 April 2023. The council has also prepared an Infrastructure Funding Statement (IFS) as required under revised regulations, which sits alongside the monitoring report.
- 1.2** The Monitoring Report is the main mechanism for assessing the Local Plan's performance and effects.
- 1.3** 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 reporting period and since the policy began, in any part of the area as relevant;
 - Detail any Neighbourhood Development Orders (NDO) or Neighbourhood Development Plans (NDP) made;
 - Report on financial information relating to Community Infrastructure Levy (CIL) receipts as required under Reg 62(4) CIL Regulations 2012; and
 - Detail action taken under Duty to Co-operate requirements during the reporting period.

Context

- 1.4** Oldham is situated in the northeast of the Greater Manchester conurbation, four miles from Manchester City Centre and covers an area of 55 square miles. Oldham has a mix of high-density urban areas, suburbs, and semi-rural locations and is in a pivotal position between the cities of Manchester and Leeds. It is made up of the districts of Shaw, Royton, Lees, Failsworth, Saddleworth, Chadderton and the town of Oldham itself. It contains a residential population of 242,100 and 93,100 households ⁽¹⁾. Around half the borough is open countryside and the southeast corner of the borough falls within the Peak District National Park, providing a unique and high-quality rural / semi-rural aspect to the borough.
- 1.5** The borough is one of contrasts, with significant levels of deprivation but also areas of prosperity. Oldham is home to an increasing, young population with a continuing upward trend in educational attainment. It also has a rich and diverse community with 34.8%⁽²⁾ of the population being from ethnic minorities (all except white British).

1 ONS 2021 Census- initial data release 28 June 2022

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



- 1.6** 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.
- 1.7** Oldham is home to several high-quality higher and further educational facilities including University Campus Oldham, Oldham College, Oldham 6th Form College and the Regional Science Centre Oldham.
- 1.8** There are over 7,155 businesses, employing 94,000 people in Oldham¹, people according to the Annual Population Survey². These span key sectors including advanced manufacturing, health, construction, digital and creative and financial and professional services. Manufacturing remains an important element of the local economy, including high-technology sectors such as electronic, electrical and instrument engineering. The borough is home to well-known and high-profile businesses including Trinity Mirror Group, Diodes Incorporated, Ferranti Technologies, Park Cake Bakeries, Innovative Technologies, Ambassador Textiles, and Nov Mono Pumps.
- 1.9** Oldham Town Centre lies at the heart of the borough and is the focus for commercial, retail and education activity, whilst the borough's other centres also contribute to the economic, social and environmental fabric of the borough. The council's ambitions for Oldham Town Centre aim to create a more vibrant, revitalised centre that plays a greater role in Greater Manchester.

¹ Business Demography and UK Business Counts, 2022

² ONS Annual Population Survey, 2023

- 1.10** 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 being where our people can live and can take maximum advantage of the services, shops, skills and training they need to enjoy an excellent quality of life.
- 1.11** Creating a Better Place is an ambitious strategic plan to transform Oldham. It was introduced in January 2020 and refreshed in August 2020 in response to the Covid-19 pandemic. It will unlock investment worth £285 million and create more than 2,000 new homes in Oldham town centre, 1,000 new jobs and 100 apprentice opportunities. Creating a Better Place builds on the Oldham Town Centre Vision (2019) 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.
- 1.12** 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.
- 1.13** Creating a Better Place builds on recent successful town centre regeneration projects including the redevelopment of the Old Town Hall, improved connectivity via the Metrolink and the redevelopment of Oldham Leisure Centre and Parliament Square.
- 1.14** 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 Local Planning Authorities (LPAs) to prepare and publish a Local Development Scheme (LDS), which is a project plan listing all the planning documents that the council proposes to prepare and details their content and timescale for production.
- 2.2** This section of the Monitoring Report, therefore, examines the progress that the council has made in preparing the Local Plan documents as set out in the LDS project plan covering the monitoring period from 1 April 2022 to 31 March 2023 inclusive. It addresses the questions:
- Have the timetables and milestones for Local Development Document (LDDs) preparation set out in the LDS been met?
 - Is progress being made towards them?
 - If not, what are the reasons and what action is being taken to address them?
- 2.3** The assessment of timetables and milestones is undertaken against the LDS that was in force at the start of this monitoring period, which was "Issue 10 Update". A revised LDS was published and took effect on the 3rd of August 2021 (Issue 11).

Performance in Preparing Local Development Documents, 1 April 2021 to 31 March 2022.

Local Development Scheme

The Local Development Scheme (LDS) in place at the start of the monitoring period was that approved in September 2021 and can be viewed on the council's website³. During the monitoring period an update was published which took effect on the 31st October 2022. The revised LDS reflects the latest Places for Everyone Joint DPD and revised Local Plan timetables.

Development Plan Documents (DPDs)

Places for Everyone Joint Development Plan

- 2.4** Nine councils in Greater Manchester have now submitted the Places for Everyone Joint Development Plan⁴ to the Secretary of State for Levelling Up, Housing and Communities and the examination in public is underway. The Plan was submitted to the Secretary of State in February 2022 and is currently under examination. Examination in public hearings were held between November 2022 and July 2023 and consultation on proposed main modifications took place 11 October and 6 December 2023. Subject to the outcomes of the consultation and the Inspectors Report, the Plan is due for adoption in late 2024.

Local Plan Review / Site Allocations DPD

- 2.5** Issues and Options consultation as part of the Local Plan Review was carried out between July and August 2021. It is the intention to publish the Draft Local Plan for consultation in early 2024 following approval by Cabinet on 11 December 2023.

³ The Local Development Scheme can be viewed online at

https://www.oldham.gov.uk/info/201231/emerging_planning_policy/230/local_development_scheme_timetable

⁴ The Places for Everyone Joint Development Plan Document can be viewed online at <https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/places-for-everyone/>

Other Local Plan Documents

Neighbourhood Plans

- 2.6** The New Chadderton Partnership and Saddleworth Parish Council are both in the process of preparing their own neighbourhood plans.

Community Infrastructure Levy

- 2.7** Further work on the Community Infrastructure Levy (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 from 1 April 2022 to 31 March 2023. The indicators relate to the Joint Core Strategy and Development Management Development Plan Document (the Joint DPD), adopted in November 2011.

3.2 Key questions to address in this section are:

1. What impact are the policies having on national targets and any other targets identified in LDDs?
2. What significant effects are implementing the policies having on the social, environmental and economic objectives by which sustainability is defined and are these effects as intended?

IMPACTS ON TARGETS AND OBJECTIVES

BUSINESS, INDUSTRY AND THE LOCAL ECONOMY

Indicators

Business, Industry, and the Local Economy

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

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

Target: N/A.

Oldham Position: The total floorspace completed during 2022/23 for industrial and commercial uses (use classes Eg)i), B2 and B8) was 48,635 sqm (gross). Of this:

- 9,971 sqm was developed for Eg)i) uses;
- 3,333 sqm was developed for B2 uses; and
- 35,331 sqm was developed for B8 uses.

The total floorspace completed in previous years was as follows:

- 2021/22: 746sqm
- 2020/21: 2,938 sqm
- 2019/20: 11,223 sqm

Business, Industry, and the Local Economy

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

- 2018/19: 10,734 sqm
- 2017/18: 13,416 sqm
- 2016/17: 3,565.5 sqm
- 2015/16: 2,676 sqm
- 2014/15: 8,976 sqm
- 2013/14: 1,643 sqm

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 2022/23 was 15,529 sqm (gross), representing 31% of the total developed floorspace. This is due to one large completion on a greenfield site at Broadway Green.

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.

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 2023 was 57.7 ha. The total consists of 35.09 ha of saved UDP Business and Industry allocations and 22.61 ha of sites that are not allocations but have planning permission for employment use 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 March 2022 outline planning permission for residential development was granted on a former employment site known as Shaw Distribution Centre, Linney Lane, Shaw. A reserved matters application has not yet been granted, the AMR will continue to monitor the progress made on this site and record the employment land loss when appropriate.

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: 12.12 ha of land was developed for business and industrial uses in 2022/23.
Of this:

- 2.05 ha was developed for E g i) (office) uses;
- 0.95 ha was developed for B2 uses; and
- 9.12 ha was developed for B8 uses.

The total land completed in previous years was as follows:

- 2021/22: 0.18ha
- 2020/21: 1.35 ha
- 2019/20: 5.08 ha
- 2018/19: 2.97 ha
- 2017/18: 5.26 ha
- 2016/17: 1.73 ha
- 2015/16: 0.74 ha
- 2014/15: 2.15 ha
- 2013/14: 0.46 ha
- 2012/13: 4.31 ha

Action needed: None.

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

Source: Oldham Council Strategic Planning and Information section.

Business, Industry and the Local Economy

New business registration rate (Joint DPD Indicator 8)

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

Target: N/A.

Oldham Position: In 2022, 1,335 new businesses were formed in Oldham. This is the latest information available.

In previous years business formation was:

2021: 1,070

2020: 1,245

2019: 1,270

2018: 910

2017: 1,060

2016: 1,500

2015: 940

2014: 865

2013: 965

2012: 695

Action needed: None.

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

Source: Oldham Council and Inter Departmental Business Register

Business, Industry and the Local Economy

Overall employment rate (Joint DPD Indicator 9)

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

Target: N/A.

Business, Industry and the Local Economy

Overall employment rate (Joint DPD Indicator 9)

Oldham Position: Oldham's employment rate for ages 16 - 64 was 75% as at June 2023.

In previous years the rate was:

- 2022: 66%
- 2021: 69%
- 2020: 71.1%
- 2019: 68.1%
- 2018: 68.1%
- 2017: 67.5%
- 2016: 68.6%
- 2015: 63.3%
- 2014: 63.6%
- 2013: 64.7%

Action needed: None.

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

Source: Oldham Council and Annual Population Survey

Business, Industry and the Local Economy

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

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

Target: N/A.

Business, Industry and the Local Economy

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

Oldham Position: Broadway Green is an employment-led, mixed -use development scheme which is being delivered by a Joint Venture Company formed between Oldham Council, Seddon Developments and Grasscroft Property.

To date, 287 homes have been built on the site and another 80 homes are currently under construction.

Unit 367 which is a speculatively built 367,000 square foot HQ-style logistics unit with dedicated office space and employee facilities is now completed and work on a further 110,000 square foot of small/mid box industrial units has now started on site.

Planning approval has been obtained for the new linear park and works are due to start on site next year when all the planning conditions have been discharged. A management company has been set up to deal with the maintenance of the park.

The whole site is forecast to deliver 600,000 square foot employment space, up to 500 new homes and significant green open space in the form of a new linear park. It is expected to create up to 2,000 new jobs

Action needed: None.

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

Source: Oldham Council Strategic Planning and Information section.

Key issues

- 3.3** There has been an increase in the amount of employment land developed this year, due to several large completions. 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 from 1 April 2023 to 31 March 2028.

Housing

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

Joint DPD Objective: To provide sufficient housing to meet the needs and demands of the borough's urban and rural communities, including affordable, low cost and high value market housing (SO2 (b)). Relevant Joint DPD policies: 1, 3, 11

Target: The Department of Levelling Up, Housing and Communities (DLUHC) introduced a new methodology for calculating local housing need. 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 703 new homes per year. This applies from the publication of the latest affordability ratios in April 2023.

For the purposes of this monitoring report, the previous housing need as per the standard methodology of 705 new homes per year applies to the monitoring year 2022/23, however, looking forward at supply from 2023, the local housing need of 703 new homes per year applies.

Oldham Position:

Table 1 below shows the number of net completions since the adoption of the Core Strategy in 2011, compared to the housing requirement (either the adopted Core Strategy housing requirement or the Standard Methodology requirement). The adopted Core Strategy housing requirement of 289 new homes per year applied from 2011/12. In 2018/19 the Standard Methodology for Calculating Local Housing Need was introduced and will apply until the adoption of Places for Everyone (which will set out Oldham's housing requirement). Appendix 1 sets out the full completions data for the period of 2011/12 to 2022/23.

The housing requirement based on the Standard Methodology is significantly higher than the adopted Core Strategy requirement and requires a step-change in housing delivery. However, housing delivery is increasing in the borough. The latest Housing Delivery Test (HDT) results (for 2021) were published on 14 January 2022. As per January 2022, the most recently published measurement, Oldham had delivered 91% of its housing need over the past three years (2018/19 to 2020/21). A measurement for 2022 has not been published to date.

Table 1 – Housing Completions Compared to Housing Requirement

Year	Completed (Net)	Housing Requirement	Variance (against housing requirement)
2011/12	11	289	-278
2012/13	257	289	-32
2013/14	363	289	74
2014/15	594	289	305
2015/16	296	289	7
2016/17	374	289	85
2017/18	345	289	56
2018/19	410 ⁵	692	-282
2019/20	728	692	36
2020/21	373	693	-320
2021/22	506	683	-177
2022/23	403	705	-302

The number of net completions has fluctuated over the last ten years. After falling in 2015/16, completions increased again from 2016/17 as several larger sites began construction. Prior to this there were high levels of clearance that took place due to regeneration activity during 2003/04 to 2012/13, along with the changing economic conditions witnessed since 2008/09 that may have had an effect. Completions for 2020/21 were significantly lower than the previous year 2019/20 and the following year of 2021/22. It is likely that the impact of Covid-19 and wider socio-economic issues may have contributed to the lower completions for 2020/21. However, on average over the last ten years (2013/14 to 2022/23), completions have improved, with an average of 439 dwellings being completed annually.

The number of completions, net of clearance, for 2022/23 was 403 dwellings. This brings the total number of completions for 2011/12 to 2022/23 to 4,660 dwellings.

Remaining dwellings to be delivered over the plan period

The monitoring arrangements for the Core Strategy require that the remaining dwellings to be delivered over the plan period are shown. Four years remain of the plan period which is up to 2026. The table below sets out the level of housing required over the remaining plan period.

⁵ 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.

Table 2 – Level of housing required over the remaining plan period (2023/24 to 2025/26)

Annual housing requirement based on the standard methodology for 2022/23	705
Annual housing requirement based on the standard methodology for 2023/24 to 2025/26	703
Housing requirement for the remaining plan period 2022/23 to 2025/26 (705*1 + 703*3)	2,814
Estimated clearance up to 2025/26	24
Completions for 2022/23	403
Total housing required for the remaining plan period (up to 2026)	2,435

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, the housing need is multiplied by the number of years remaining minus the completions for 2022/23 which the housing need applies. Therefore, 2,435 dwellings need to be delivered over the remaining plan period.

Five-year supply requirement

To determine if the five-year supply of land for housing is adequate (as assessed in Indicator 12 below), it needs to be compared to the level of housing provision required. This is broken down as follows:

Table 3 - Level of housing required over a five-year period (2023/24 to 2027/28)

Annual housing requirement based on the standard methodology	703
Housing requirement for five-year period 2023/24 to 2027/28 (703*5)	3,515
Estimated clearance up to 2027/28	30
Total housing required for the five-year period (3,515 + 30)	3,545

The housing trajectory (Figure 1) 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 2022/23;
- 2 The five-year deliverable housing land supply from 2023/2024 to 2027/2028.
This is shown as net additional dwellings over the period and has taken into

account projected clearance over the period of 6 dwellings per annum (see SHLAA as at 1 April 2023 for further details);

- 3 For the period beyond 2027/28, 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 the 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)⁶. (See Indicator 12 for further information on the PfE stepped housing requirement.

The housing trajectory shows that there is a potential housing land supply identified to deliver 13,793 dwellings (taking into account a small site allowance, minus projected clearances - see SHLAA for details). This is based on the update of the SHLAA for 2023. The SHLAA can be viewed on the council's website⁷.

Unlike previous years, the housing land supply set out within the SHLAA 2023 includes the PfE Strategic Allocations. In previous years, some sites within the PfE Strategic Allocations were included if they had received planning permission and/ or were under construction. Given the advanced stage of the PfE Plan⁸, it is considered appropriate to include the remaining allocations within the supply looking forward from April 2023.

Action needed:

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

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

Relevant Joint DPD Policies: 1, 3, 11

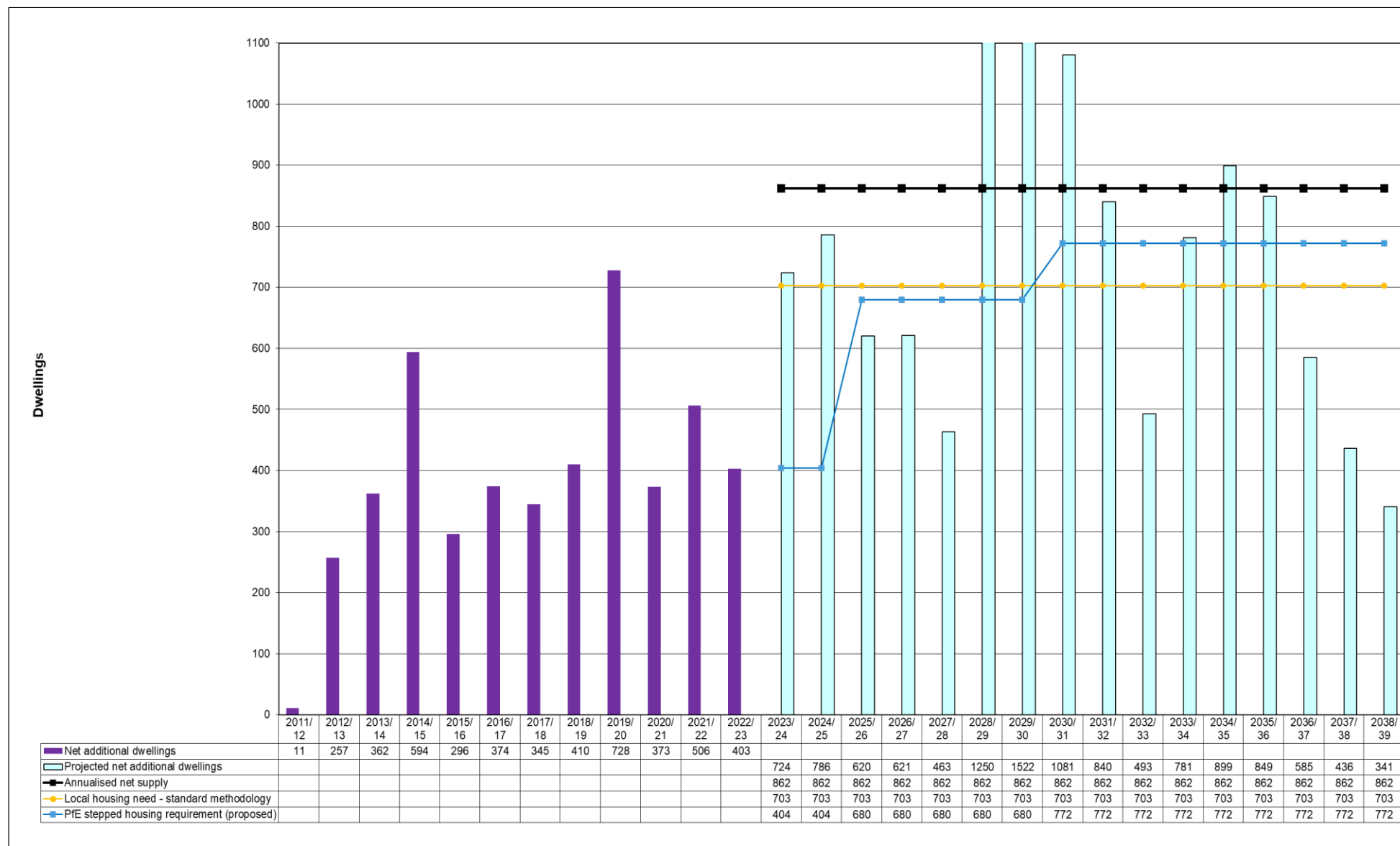
Source: Oldham Council Strategic Planning and Information Section

⁶ See also Places for Everyone Plan Composite Version: Modifications Version 2023, available at: https://www.greatermanchester-ca.gov.uk/media/8565/composite-pfe-plan_sep2023-reduced-file-size.pdf

⁷ [Strategic Housing Land Availability Assessment \(SHLAA\)](#)

⁸ The GMCA submitted Places for Everyone for examination on 14 February 2022. Independent Inspectors were appointed, and examination hearings were held between 1 November 2022 and 5 July 2023. Main Modifications to the Plan put forward during the examination are currently being considered and consulted upon.

Figure 1 – Housing Trajectory



Housing

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

Provide sufficient housing to meet the needs and demands of the borough's urban and rural communities, including affordable, low cost and high value market housing (SO2(b)); and Focus new homes on regeneration areas (including Oldham Town Centre and the former HMR area), also areas within and accessible to the borough's other centres (of Chadderton, Failsworth, Hill Stores, Lees, Royton, Shaw and Uppermill), and rural settlements (such as the Saddleworth villages (SO2(e)); and Ensure over the lifetime of the Local Plan up to 2026 that approximately 60% of new homes are built in East and West Oldham, with approximately 10% of new homes built in Chadderton, and in Failsworth and Hollinwood, and in Royton, Shaw and Crompton, and in Saddleworth and Lees (SO2(f)). Relevant Joint DPD Policies: 1, 3.

Target: Five-year supply can accommodate the borough's housing requirement based on the standard methodology (of at least 703 dwellings per year, from 1 April 2023, net of clearance, on average over the Local Plan period up to 2026). PfE proposes a stepped housing requirement for the borough of 404 homes per year for 2022-2025, increasing to 680 homes per year for 2025-2030 and 772 homes per year for 2030-2039⁹.

National planning policy requires local planning authorities to demonstrate that they have a five-year supply of deliverable housing land against their housing requirement. In previous years due to the requirements of the Housing Delivery Test (HDT), Oldham has also had to apply an additional buffer of 20% to ensure choice and competition in the market for land, due to under-delivery of housing against the standard methodology requirement. As housing delivery (reflected in Oldham's most recently published HDT result) has improved to 91% for the 2021 measurement, we are no longer required to apply the additional 20% buffer to our supply from April 2022¹⁰. As an updated HDT measurement for 2022 has not yet been published this position is carried forward to the supply as at April 2023.

⁹ As set out in the [Places for Everyone Plan Composite Version: Modifications Version 2023](#), table 7.2, page 174.

¹⁰ Based on the requirements set out in the [Housing Delivery Test Measurement Rulebook](#).

Oldham Position:

As HMR areas no longer exist this indicator is not monitored against SO2(e). In addition, given the need to deliver housing borough-wide to meet the housing requirement, it is not possible to ensure the delivery of housing as per SO2(f). As such the housing land supply is no longer monitored against this objective. The analysis below therefore responds to objective SO2(b) only. This includes an assessment of the five-year and the longer-term housing land supply.

As of 1 April 2023, the five-year supply contains sufficient land to accommodate 3,202 dwellings (before taking into account projected clearance).

Based on the standard methodology, the housing requirement of 703 new dwellings per year applies from 1 April 2023.

Places for Everyone (PfE) proposes a stepped housing requirement for Oldham of:

- 404 homes a year for the first five years of the plan period (2022-2025);
- 680 homes a year for years 6-10 (2025-2030); and
- 772 homes a year for years 11-17 (2030-2039).

The table below demonstrates how the identified five-year supply as set out in the SHLAA as at 1 April 2023, compares to the standard methodology and the PfE housing requirement.

Table 4 – Five-year housing land supply compared to housing requirements

	Housing requirement as per the Standard Methodology	Places for Everyone housing requirement
Houses required per year	703	570 ¹¹
Total houses required for five-year period	3,515	2,850
Supply as a % of housing requirement	90%	111%
Supply expressed in years	4.5	5.5

¹¹ The PfE housing requirement is the five-year average of the remaining two years of the stepped requirement of 404 homes per year which apply to 2022-2025 and three years of the stepped requirement of 680 homes per year which apply to years 2025-2030.

Taking into account projected clearance, the five-year supply as at 1 April 2023 contains 343 fewer dwellings than the level of housing provision required across the period (3,515) based on the Standard Methodology requirement of 703 a year. This represents 90% of the dwellings required. or equates to 4.5-year supply of deliverable housing land.

Based on the PfE stepped housing requirement, the identified five-year housing supply represents a 5.5-year supply, at 111% of the requirement for this period.

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 2021/22 Monitoring Report contained 3,129 dwellings. During 2022/23, 398 of these dwellings were completed, which accounted for 98.5% of all dwellings completed in 2022/23.

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 can meet the standard methodology housing requirement (of 703 dwellings per year).

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)). Relevant Joint DPD Policies: 1, 3, 11.

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

Oldham Position: In 2022/23, 64% (259) of new and converted dwellings were completed on previously developed land (PDL) in Oldham. This is higher than 2021/22 (47%) but is below the target of 80%. However, it should be noted that there were another 113 dwellings completed in 2022/23 on mixed sites which contain both PDL and greenfield land. These are not included in the PDL figure. Therefore 92% of all dwellings completed in 2022/23 were on PDL or mixed sites. Whilst the number of dwellings completed on

Housing

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

previously developed land is lower than the target¹², greenfield sites only accounted for 9% (9 sites) of all sites (104 sites) with plot completions during 2022/23. Brownfield and mixed sites still make up the majority of sites within the housing land supply.

The previously developed land trajectory (figure 2) shows:

- 79% of all completions during 2011/12 to 2022/23 were on PDL;
- Projections for the next five years (2023/24 to 2027/28) are based on sites within the five-year housing land supply. The trajectory shows that on average 47% of the five-year supply is on PDL; and
- Overall, an average of 71% 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 included in the trajectory 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 894 dwellings on mixed sites (28% of the five-year supply) and 1,018 dwellings on mixed sites in the post five-year supply (11% of the post five-year supply).

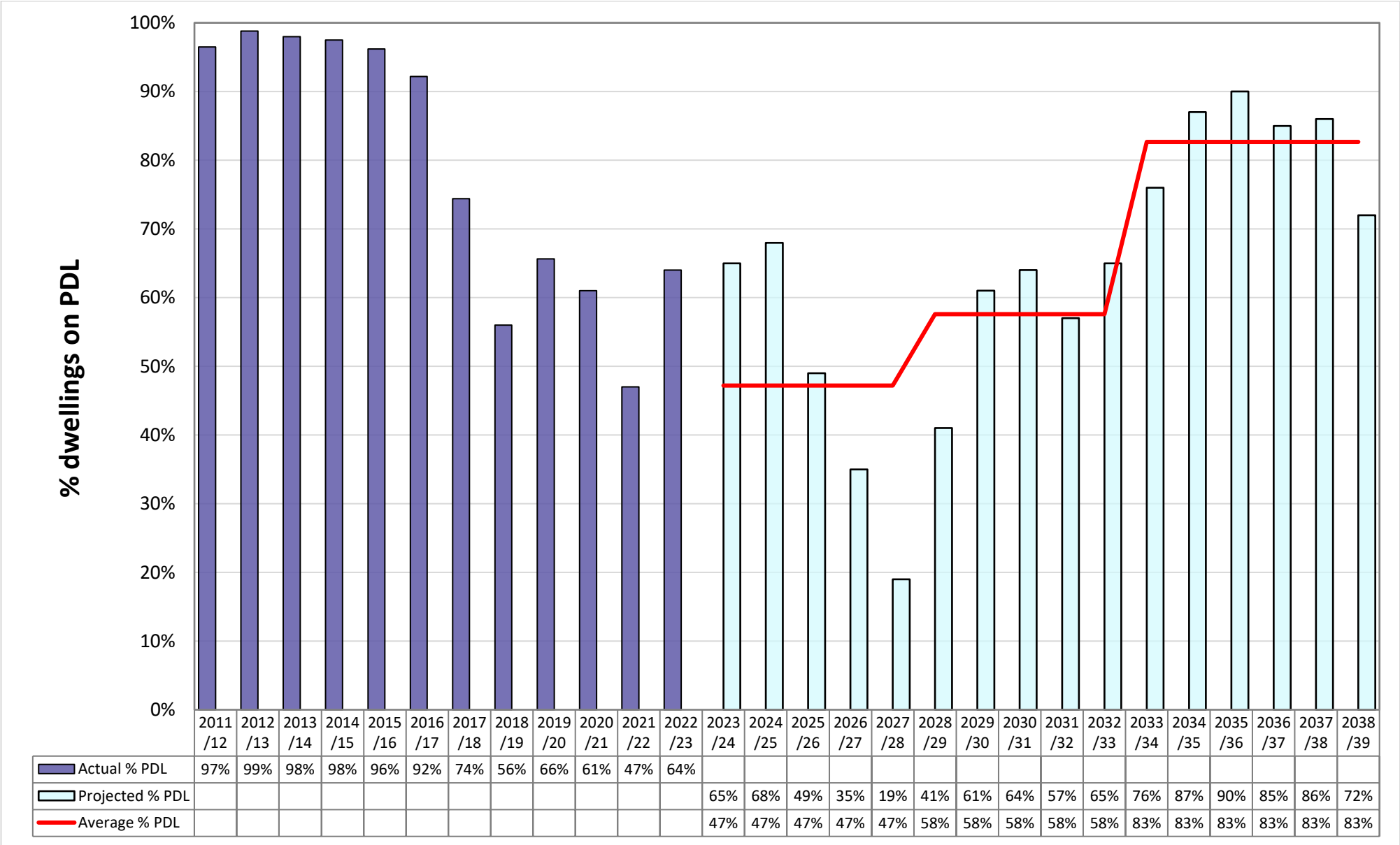
Action Needed: Continue to encourage new residential development on previously developed land in line with the Joint DPD and specifically consider actions to increase the delivery of housing on PDL (through the Housing Delivery Action Plan)

Relevant Joint DPD Policies: 1,3,11

Source: Oldham Council Strategic Planning and Information Section

¹² Paragraph 5.45 of the Core Strategy and Development Management Development Plan Document (DPD) Policy 3 An Address of Choice states that at least 80% of housing provision is to be on previously developed

Figure 2 – Previously Developed Land Trajectory



Housing

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

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

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

Relevant Joint DPD Policies: 1,3, 11.

Target: N/A

Oldham Position: Out of 403 dwellings completed, there were 359 dwellings on sites with a capacity of 5 dwellings or more, representing 89% of the total completions.

Densities achieved on these sites were as follows:

- Less than 30 dwellings per hectare = 15% (59 dwellings out of 403)
- 30 to 50 dwellings per hectare = 37% (151 dwellings out of 403)
- Over 50 dwellings per hectare = 37% (149 dwellings out of 403)

Previous year's position:

In 2021/22 out of 506 dwellings completed, there were 432 dwellings on sites with a capacity of 5 dwellings or more, representing 85% of the total completions. Out of these completions there were: 173 dwellings or 40% completed on sites with a density of less than 30 dwellings per hectare; 162 dwellings or 38% completed on sites with a density of between 30-50 dwellings per hectare; and 97 dwellings or 22% completed on sites with a density of 50 dwellings per hectare and above.

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

Action Needed: None

Relevant Joint DPD Policies: 1,3,11

Source: Oldham Council Strategic Planning and Information Section

Housing

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

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

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

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

Oldham Position:

In 2022/23, 165 new affordable homes were completed. There have been 1,647 affordable homes delivered since 2011/12 - the table below shows the trends:

Year	Number of affordable homes delivered
2011/12	112
2012/13	198
2013/14	202
2014/15	280
2015/16	20
2016/17	60
2017/18	42
2018/19	90
2019/20	176
2020/21	129
2021/22	173
2022/23	165
Total	1,647

Affordable housing delivery was much higher during the years when there was significant activity in the Housing Market Renewal areas but, as these sites have been completed, the number of new affordable homes being built reduced between 2015 and 2019. However, the number of affordable homes being built increased again from 2019

Housing

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

onwards.

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

Relevant Joint DPD Policies: 1,3,10

Source: Oldham Council Housing Strategy Delivery Team

Housing

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

Joint DPD Objective: To provide sufficient housing to meet the needs and demands of the borough's urban and rural communities, including affordable, low cost and high-value market housing (SO2 (b)). Relevant Joint DPD Policies: 1, 3, 12.

Target: N/A

Oldham Position: The number of net additional pitches for 2022/23 is zero, as no pitches were constructed or lost.

Action Needed: The Local Plan review will identify a pitch requirement and sites for Gypsies, Travellers and Travelling Showpeople 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

Housing completions by size and type (Local Indicator)

Joint DPD Objective: Provide sufficient housing to meet the needs and demands of the borough's urban and rural communities, including affordable, low cost and high-value market housing (SO2(b)). Relevant Joint DPD Policies: 1, 3, 11.

Target: N/A

Oldham Position:

The breakdown of dwellings completed in 2022/23 by house type is shown below:

- Detached - 71 (18%)
- Semi-detached - 149 (37%)
- Bungalow – 1 (0.2%)
- Terraced – 33 (8%)
- Flats - 141 (35%)
- HMO - 8 (2%)

The breakdown of dwellings completed in 2022/23 by size is shown below:

- 1 bedroom - 105 (26%)
- 2 bedrooms - 91 (23%)
- 3 bedrooms - 159 (39%)
- 4 or more bedrooms - 48 (12%)

This shows that 55% of dwellings completed are detached or semi-detached and 51% have 3 or more bedrooms.

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

Relevant Joint DPD Policies: 1,3,11

Source: Oldham Council Strategic Planning and Information Section

Housing

Dwellings cleared (Joint DPD Indicator 17)

Joint DPD Objective: Integrate the Oldham Rochdale Housing Market Renewal Pathfinder's and the council's housing objectives, policies, programmes, masterplans and initiatives (SO2(a)). Relevant Joint DPD Policies: 1, 3, 11.

Target: N/A

Oldham Position:

During 2022/23 three dwellings were lost through change of use to non-residential uses.

Since 2011/12 there have been 326 dwellings demolished/ lost. This is an average of around 27 dwellings per annum.

Clearance levels have been high in previous years, reaching their highest in 2010/11 due to the regeneration activity that has taken place within the borough. Previous clearance levels are set out in the 'Net housebuilding table' in Appendix 1.

The clearance allowance from 1 April 2023 is calculated at 6 dwellings per year based on past levels of clearance. The clearance allowance is fully set out within the SHLAA as at 1 April 2023.

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

Action Needed: Continue to review the five-year supply to ensure there is adequate supply to accommodate expected clearance for 2023/24 to 2027/28.

Relevant Joint DPD Policies: 1,3,11

Source: Oldham Council Strategic Planning and Information Section

Housing

Reduction in the vacancy rate (Joint DPD Indicator 18)

Joint DPD Objective: Make the best use of, and continuing to raise the quality of, our new and existing housing stock (SO2(d)). Relevant Joint DPD Policies: 1, 3.

Target: Below a 3% vacancy rate.

Oldham Position:

This indicator is monitored annually from 1st October to 30th September, to align vacancy rate monitoring with other departments in the council. The latest figures are:

Year	Total stock	Total vacant	Vacant stock as a percentage of total
1 October 2023	98,567	1,944	1.97%
1 October 2022	98,074	1,969	2.01%
1 October 2021	97,595	1,876	1.92%

There has been a small decrease in the percentage of vacant stock from 2022 to 2023.

Action Needed: None

Relevant Joint DPD Policies: 1,3

Source: Oldham Council Strategic Planning and Information Section

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))). Relevant Joint DPD Policies: 1, 3 and 11.

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

Oldham Position: As HMR no longer exists, this indicator is no longer monitored. Details on the housing mix delivered in the borough during 2022/23 are set out within the 'Housing completions by size and type (Local Indicator)' above.

Action Needed: None

Relevant Joint DPD Policies: 1,3,11

Source: Oldham Council Strategic Planning and Information Section

Housing Key Issues

- 3.6** A total of 403 dwellings (net) were completed over the period 1 April 2022 to 31 March 2023. During 2022/23 three dwellings were lost to change of use (to non-residential uses).
- 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 2022/23 the housing requirement was 705 new homes per year for Oldham. However, based on the publication of the affordability ratios in April 2023 (as per the standard methodology) local housing need has now changed to 703 homes a year which applies from 1 April 2023.
- 3.8** As of 1 April 2023, the borough's five-year supply contains sufficient land to accommodate 3,172 dwellings. This represents a 4.5-year supply of deliverable housing against standard methodology housing requirement when accounting for clearance and is 343 fewer dwellings than the level of provision required.
- 3.9** The standard methodology housing requirement of 703 new homes per year is significantly higher than the adopted Local Plan housing requirement of 289 new homes per year. Over the last twelve years since the adoption of the Local Plan housing completions have been variable (as set out in Appendix 1). Over this time the housing completions have exceeded the housing

requirement (as applied to that year) six times, five of which the adopted Local Plan requirement of 289 new homes applied, and once in 2019/20 when the higher standard methodology housing requirement (of 692 homes for that year) applied. It should be noted that high levels of clearance took place during the early years of the Local Plan period, and it is likely that Covid-19 and Brexit may have impacted housing completions during 2020/21 (373 homes completed) and 2021/22 (506 homes completed).

3.10 The stepped requirement proposed in PfE allows for a lower housing requirement for the first five years of the PfE plan period, which then increases over two increments thereafter in line with the future housing land supply. Against the proposed PfE stepped housing requirement, Oldham's identified housing land supply is sufficient with the supply representing a 5.5-year supply of deliverable housing land.

3.11 To help drive and deliver growth in housing delivery across the borough the council has prepared a Housing Delivery Action Plan to ensure the right homes are delivered in the right places to meet local housing needs. This is available to view at: [Oldham Housing Delivery Action Plan¹³](#) and includes such measures as:

- Improving capacity and processes;
- Increasing the delivery of sites within our housing land supply, in particular on previously developed land (brownfield); and
- Delivery of the council's ambitions to improve and increase the housing offer within Oldham.

3.12 The latest Action Plan was published in October 2022 and will be updated as appropriate.

3.13 64% of all completions during 2022/23 for new residential development were on previously developed land. This is higher than the previous year (47%), and additional dwellings were also delivered on mixed sites (containing both brownfield and greenfield land) - therefore 92% of all dwellings completed in 2022/23 were on PDL or mixed sites. Whilst the number of dwellings completed on previously developed land is lower than the target¹⁴, greenfield sites only accounted for 9% (9 sites) of all sites (104 sites) with plot completions during 2022/23. Brownfield and mixed sites still make up the majority of sites within the housing land supply.

3.14 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.

3.15 The proportion of detached and semi-detached properties being built is slightly lower than last year (55% of all completions were detached or semi-detached in 2022/23, compared to 58% in 2021/22). In 2022/23 8 HMOs were completed (or delivered) 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). This is higher than the previous year with 4 HMOs completed through the planning process in 2021/22. HMO development continues to be monitored.

3.16 The proportion of three and four bedroomed plus properties completed is lower this year at 51% of all housing completions, compared to 70% of all housing completions in 2021/22. The

¹³ This document can be viewed online at

https://www.oldham.gov.uk/info/201230/monitoring/2135/housing_delivery_action_plan

¹⁴ Paragraph 5.45 of the Core Strategy and Development Management Development Plan Document (DPD) Policy 3 An Address of Choice states that at least 80% of housing provision is to be on previously developed

need for larger family accommodation continues, along with the need to encourage the development of higher value aspirational housing that will provide opportunities for existing residents and attract new residents to the borough. The supply and delivery of new houses and apartments in the borough will continue to be monitored.

Future Action:

- 3.17** 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.
- 3.18** Whilst each application will be treated on its planning merits, proposals for residential development on greenfield sites will (whether new proposals or where the renewal of planning permission is sought) continue to be resisted unless there are other relevant material considerations.
- 3.19** The focus for new residential development will remain on previously developed land and the council will seek to implement actions to increase the delivery of housing on such land as set out in the Housing Delivery Action Plan.
- 3.20** Planning applications for the conversion and change of use of agricultural buildings to residential use and which are technically classified as greenfield developments (because agricultural buildings are not regarded as "previously developed land") continue to be treated on their planning merits.
- 3.21** The Local Plan review will identify, if required, a pitch requirement and sites for Gypsies, Travellers and Travelling Showpeople provision as appropriate where there is a clear and demonstrable need based on up-to-date evidence. In the meantime, relevant development proposals will continue to be considered in line with the Joint DPD Policy 12.
- 3.22** Encourage the provision of larger family (three/four plus bed) accommodation as part of the mix of new residential developments.
- 3.23** 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.
- 3.24** 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: Four travel plans were secured as a condition of planning permissions granted in 2022/23. The number of travel plans secured as a condition of planning permissions in previous years were: 2021/22: 3 2020/21: 6 2019/20: 10 2018/19: 9 2017/18: 8 2016/17: 7 2015/16: 8 2014/15: 8 2013/14: 11 2012/13: 6
Action needed: None.
Relevant Joint DPD Policies: 1, 5, 17.
Sources: Oldham Council Strategic Planning and Information section.

Key Issues

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

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:

93.5% of minor residential developments in 2022/23 had access to at least two key services.

63% of major residential developments in 2022/23 had access to at least three key services.

Previous years:

2021/22: 93.75 minor and 80% major

2020/21: 71% minor and 79% major

2019/20: 65% minor and 52% major

2018/19: 68% minor and 71% major

2016/17: 66% minor and 80% major

2015/16: 72% minor and 95% major

2014/15: 66% minor and 98% major

2013/14: 69% minor and 78% major

2012/13: 90% minor and 91% major

Action needed: None.

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

Sources: Oldham Council Strategic Planning and Information section.

Key Issues

3.17 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 'town centre' uses. A database has been compiled of approved applications for 'town centre' uses since 2018/19 of over 500sqm.

In 2022/23 there were no completions from the applications recorded in the database however it is acknowledged that there is a comprehensive redevelopment Spindles Town Square Shopping Centre in Oldham Town Centre underway and other retail developments under construction such as a new Aldi store in Chadderton. The AMR will continue to monitor the progress made on these projects and record their completions in the relevant year.

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 the time of writing no update has been received for this indicator for the 2022/23 monitoring year. The latest information received is available in the 2019/20 Monitoring Report, which can be found on the council's website.

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 the time of writing no update had been received for this indicator for the 2022/23 monitoring year. The latest information received is available in the 2019/20 Monitoring Report, which can be found on the council's website.

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 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 2022/23 there were no planning permissions granted for new waste management facilities.

Action needed: None.

Relevant Joint DPD Policies: 1, 7.

Sources: Oldham Council Strategic Planning and Information section.

Waste

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

Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by promoting sustainable waste management through the waste hierarchy. Developments will have regard to the Greater Manchester Joint Waste DPD (SO1k).

Target: 33% of household waste is managed by recycling and composting.

Oldham Position: All figures reported are for Household Waste only. All figures come from Waste Data Flow which is verified by the Environment Agency and DEFRA.

Total Amount of Household Waste Arisings 2022/23: 71,188 tonnes.

Of the total household waste, 32,998 was managed by recycling and composting.

Total amount of household waste managed by landfill: 0 tonnes. 38,190 tonnes were incinerated.

Waste

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

The overall recycling rate for household waste in Oldham for 2022/23 was 46.35%.

In previous years the recycling rate was:

- 2021/22: 47.68%
- 2020/21: 42.2%
- 2019/20: 44%
- 2018/19: 44.65%
- 2017/18: 44.69%
- 2016/17: 42.53%
- 2015/16: 39%
- 2014/15: 38%
- 2013/14: 37%
- 2012/13: 36.76%

Action needed: None.

Relevant Joint DPD Policies: 1, 7.

Sources: Oldham Council.

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 contains 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: To not approve applications contrary to EA advice.

Oldham Position: In 2022/23 there were no Environment Agency objections based on water quality.

Since 2012/13 (the full monitoring year following the adoption of the Joint DPD) there have been no objections on water quality grounds from the Environment Agency (EA).

In 2022/23 there were two planning applications which received EA objections based on flood risk. One of the applications was refused, with the absence of a flood risk assessment being one of the reasons. The other application was approved, and it was considered that the EA objection was resolved.

Since 2012/13 there have been EA objections on flood risk grounds each year.

Action needed: Continue to ensure that the Environment Agency and the Lead Local Flood Authorities (LLFA) advice is addressed, and national planning guidance is followed.

Relevant Joint DPD Policies: 1, 19.

Source: Environment Agency and Oldham Council Planning.

3.25 This year's monitoring indicates 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).

Flood Protection and Water Quality

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

Target: 100% of developments (where agreed with the council)

Oldham Position:

Between 1 April 2022 and 31 March 2023 there were 91 applications reviewed. The number of new developments agreed with the council which included SUDS was 76. This is approximately 83% of applications assessed.

SUDs consents approved in previous years are as follows:

- 2021/22: 121 applications checked for SUDS. 91 used SUDS in the development scheme.
- 2020/21: 96 applications checked for SUDS. 34 used SUDS in their development
- 2019/20: 85 applications checked for SUDS. 21 used SUDS in their development.
- 2018/19: four developments used SUDS in their schemes.
- 2017/18: 41 applications checked for SUDS. 15 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. 16 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

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 wider benefits. There was a higher percentage of applications including SUDS (83%) as part of the development schemes compared to last year (75%).

Future Action

3.27 The Lead Local Flood Authority is now a statutory consultee on major planning applications and will address water flood risk and SUDS.

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: Whilst after the monitoring period an update to the borough's Sites of Biological Importance was received in October 2023 and will be taken for delegated approval in January 2024. This includes amendments to boundaries resulting in a net loss of -0.5 hectares of SBIs.

Previous years:

2021/22: extent of SBI's increased by 4 hectares, including through a new SBI at Grasscroft Pasture and a deleted SBI at Lord's Brook.

2020/21: no updates

2019/20: extent of SBIs increased by 2.6 hectares

2018/19: extent of SBIs increased by 2.4 hectares.

2017/18: one SBI deleted at Royton Moss resulting in 2.3 hectares loss. Plus, designation of a Regionally Important Geodiversity Site (RIGS) at Glodwick Brickpit.

2016/17: no changes reported.

2015/16: extent of SBIs increased by 2.3 hectares.

2014/15: extent of SBIs increased by 3.6 hectares.

2013/14: extent of SBIs decreased by 0.1 hectares.

2012/13: extent of SBIs increased by 43.2 hectares.

Defra publishes data on the 'Single data list 160-00 Proportion of local sites where positive conservation management is being, or has been, implemented. The latest figures for Oldham in 2023 show that 100% of local sites (41) are under positive conservation management. Positive management includes wetland creation and management, leaking dams, woodland creation and management, pollinators, non-intervention and invasive weed control. Habitat piles,

Biodiversity

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

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

standing and fallen deadwood. Wildlife reporting, tackling ASB, species protection and monitoring.

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

The Joint Nature Conservation Committee (JNCC) UK reports changes to Special Areas of Conservation (SAC) and Special Protection Areas (SPA). In 2022/23 there were no changes reported to SACs/SPA in Oldham.

In terms of Sites of Special Scientific Interest (SSSI's) parts of the South Pennine Moors SSSI has been reassessed showing parts as still being unfavourable and reasons being fire / earth science. This SSSI expands across different local authorities.

Action needed: None.

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 two Regionally Important Geodiversity Sites and had ancient woodland designated.

Future Action

3.30 Ensure that biodiversity is enhanced through statutory biodiversity net gain.

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).

Renewable Energy

Renewable energy generation installed (Joint DPD Indicator 31)

Target: N/A.

Oldham position: Joint DPD Policy 18 requires major developments to meet energy targets over and above Part L Building Regulations. In 2022/23, 15 out of 21 relevant major applications were granted permission with a condition attached requiring applicants to meet Policy 18 or which included energy statements as part of the approved application, equating to 71%. This does not include change of use applications.

Previous years:

- 2021/22: 65%
- 2020/21: 67%
- 2019/20: 25%
- 2018/19: 29%
- 2017/18: 27%
- 2016/17: 65%
- 2015/16: 60%
- 2014/15: 81%
- 2013/14: 86%
- 2012/13: 71%

Developments completed with energy compliance stated in writing include:

Land To The West Of Broadway And Milton Drive - 73 house completed – fabric first and some houses in scheme will include pv panels

Land off Radcliffe St – 63 houses complete - fabric first approach

Land off Cherry Avenue - 38 houses completed - fabric first approach

Land at Wellyhole Street – 8 houses completed – to be completed in accordance with Energy Council Energy Statement Z4751.2

St Cuthbert's Church – 24 houses completed – fabric first approach

Ward Lane – 2 houses completed – fabric first and pv panels

North Chadderton School extensions – fabric first and pv

Royal Oldham Hospital – four storey extension – combined heat and power

Land at Booth St – new secondary school – energy efficiency measures including hybrid ventilation

Foxdenton – employment floorspace - Very Good Rating BREEAM rating targeted and energy efficiency measures and air source heat pump noted.

Manchester Cabins, Tweedale Way, Chadderton – extension to warehouse - extensions to

Renewable Energy

Renewable energy generation installed (Joint DPD Indicator 31)

include the installation of further photovoltaic panels on the south side of the roof of each extension to provide additional renewable energy provisions for the building.

G M Machinery, Barry Street – solar PV concluded as being most suitable option

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 or an energy statement already submitted requiring development to meet Policy 18 is 71%. There is a need to continue to ensure that conditions are being attached regardless of whether energy statements have been submitted or not, including proposals for employment.

Future Action

- 3.32** Ensure the policy is applied until superseded as part of the PfE and / or Local Plan review.

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 91 applications approved in the Green Belt during 2022/23. These included:

Major small scale: 1 (Northern Roots Bike Hub)

Major large scale: 1 (Northern Roots – visitor centre, events building with mtg pods, learning centre, forestry depot, solar pv and infrastructure and community allotment and swimming pool.

Householder developments: 53

Green Belt

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

Minor other: 8

Minor dwellings: 6

Change of use: 2

Listed building consent: 9

Prior approval: 2

Variation of conditions: 2

Non-Material amendments: 4

Permission in Principle: 1 (for 8 houses)

In addition, 27 applications for telecommunications were noted during the monitoring period in the Green Belt.

The above does not include discharge of conditions, certificates of lawfulness and lawful development certificates.

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

2021/22: 126

2020/21: 51

2019/20: 96

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 consistent with previous years. There were two related major applications in the Green Belt last year. These were in relation to the Northern Roots project at Snipe Clough. The application presented the case for very special circumstances for the elements of the development that comprised inappropriate development.
- 3.34** Generally, applications approved in the Green Belt are minor in nature, with the majority being householder applications.

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 2022/23 highlighted that the following eight applications were granted planning permission:

The following applications were approved in relation to Cowlshaw OPOL:

CND/349106 – Discharge of conditions on street lighting in relation to PA/344179/19 at Land off Cocker Mill Lane Cowlshaw

CND/349910/22 - Discharge of condition no. 18 (Remediation Strategy) relating to app no. PA/344179/19

FUL/349005/22 - Erection of a sub-station

Other applications approved were:

FUL/349328/22 - Change of use of dwelling houses (Use class C3) to residential children's home (Use class C2) at Roundthorn Road

HOU/348787/22 - Part single part two storey side extension with raised patio/balcony at Charles Street Royton

NMA/349443/22 – Non-material amendment relating to PA/337710/15 to update site layout, house types, and associated external works

RES/350225/22 – Reserved Matters for Land at Knowls Lane

TEL/349322 - telecommunications installation and associated works.

Number of planning applications granted on OPOL in previous years (for more details see previous AMR's):

2021/22: 2

Other Protected Open Land

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

2020/21: 1

2019/20: 2

2018/19: 5

2017/18: 3

2016/17: 3

2015/16: 5

2014/13: 8

2013/14: 6

2012/13: 3

Action needed: None.

Relevant Joint DPD Policy: 1, 22.

Source: Oldham Council Strategic Planning and Information section.

Key Issues

3.36 The number of planning applications granted is significantly higher this year. The majority of these are in relation to applications previously granted and are not in themselves introducing additional major development.

3.37 Other applications were considered in line with planning policy i.e small scale such as house extensions.

Future Action

3.38 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.

3.39 An Other Protected Open Land Interim Planning Position Paper was adopted September 2021 that sets out how the council will consider Other Protected Open Land (OPOL) when assessing planning applications for development that may impact on the OPOL and is available on the Oldham Council website.

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 2022/23.

An application was granted within the LRFD in May 2020 for 77 dwellings (land to the east of Hebron Street (PA/343341/19)) which has meant that the majority of the designation has now been developed. The remaining area of LRFD forms part of JP Allocation 14 Broadbent Moss proposed in PfE.

Action needed: None.

Relevant Joint DPD Policies: 1, 22.

Source: Oldham Council Strategic Planning and Information section.

Key Issues

3.40 There are no issues linked with this indicator.

Future Action

3.41 Until de-designated and allocated for development as part of PfE JP Allocation 14 Broadbent Moss the council should ensure that any development on the remaining LRFD is only granted where it would be acceptable in the Green Belt and not prejudice the later development of 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.

Landscape Character

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

Oldham Position:

During 2021/23 there were no applications refused on landscape grounds. However, there was an application refused to on Other Protected Open Land at land adjacent to Maltby Court, Lees, and its qualities including its beauty, tranquility and landscape value. This seems relevant to this indicator.

Previous years:

2019 - 2022 - 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

3.42 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

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

CONSERVATION

Conservation

- i) Number and percentage of listed buildings and Scheduled Ancient Monuments on the English Heritage 'Heritage at Risk Register' (Joint DPD 22i)
- ii) Number/extent of Conservation Areas (Joint DPD 22ii)
- iii) Number of listed buildings and number of buildings in conservation areas lost through new development proposals (Joint DPD Indicator 22iii).

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

Target: No loss

Oldham Position in 2022/23:

- i) There are nine entries in the borough on the Historic England at Risk Register and this does not include any Scheduled Monuments. This represents 1.6% of all assets in the borough (555).

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

2019 - 2022: 9
2017 - 19: 10
2016/17: 9
2015/16: 10
2014/15: 7
2012 - 2014: 6

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

An updated Conservation Area Appraisal and Management Plan for Oldham Town Centre has been carried out and adopted as a Supplementary Planning Document (SPD) in August 2019. This has included four extensions to the conservation area totalling 4.04 hectares. This variation has been designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. However, until the reviewed Local Plan is adopted these extensions cannot be shown on the Local Plan Proposals Map and will be treated as a material planning consideration. It is hoped that the Management Plan will help to remove Oldham Town Centre Conservation Area from the 'Heritage at Risk' register.

- iii) An assessment of the planning applications approved for 2022/23 shows the following in relation to loss of listed buildings:

There were zero applications for loss of listed buildings as a whole. There was one application granted for the partial rebuild and repair of the rear extension due to lateral movements. It was determined that the works would secure the asset's long-term conservation and be a public benefit that would outweigh the less than substantial harm.

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).

There were eight applications including the demolition of structures within conservation areas.

The main application was the demolition of Saddleworth School in Uppermill, although the actual structures were not within the conservation area. The other seven applications were minor in nature – the removal of a garage / front porch etc where it was seemed that the proposals would not harm the character or appearance of the conservation area concerned and, in some cases, would improve it.

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

2021/22: Listed buildings – one application for alternation; conservation areas – nine applications

2020/21: Listed buildings – four applications for alterations; conservation areas – one application.

2019/20: Listed buildings - one application for loss of link bridge connected to a listed building; conservation area - one application.

2018/19: Listed Building - one application for the whole of a listed building and six relating to alterations to listed buildings.

2017/18: Listed buildings - three applications; conservation areas - zero applications.

2016/17: Listed buildings- four applications; conservation areas - two applications;

2015/16: Listed buildings - two applications; conservation areas - one application;

2014/15: Listed buildings - six applications; conservation areas - three applications; 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

3.44 The number of buildings on the "Heritage At Risk" Register has remained the same since last year. A positive strategy is needed to promote the use of heritage assets and to support their repair, restoration and enhancement. The Oldham Town Centre Conservation Area Appraisal and Management Plan SPD has been adopted which should help to remove the Town Centre from the at-risk register.

3.45 The number of applications granted for demolitions relating to listed buildings and their settings was the same as last year and there were fewer consents granted for the demolition to buildings/structures within conservation areas. The proposals were found to be acceptable

in heritage terms.

Future Action

- 3.46** 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).

Target: N/A

Oldham Position:

There was one health or well-being centre which started, or completed, during the 2022/23 monitoring period at Shaw Medical Centre.

Action needed: None.

Relevant Joint DPD Policies: 1, 2.

Source: Oldham Council.

Health

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

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

Joint DPD Objective: To create safer and stronger inclusive communities by improving the health and well-being of the borough's population through the provision of quality and accessible open spaces, sport and recreation facilities (SO5g).

Target: i) The council target for this indicator is 20%. ii) N/A

Health

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

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

Oldham Position: At the time of completing the AMR for 2022/23, Sport England had not released an updated Active Lives Survey for 2022/23. Therefore, the data below, is the latest data we have available.

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 (2021/22) are as follows:

- 28.5% of Oldham's population do less than 30 minutes of physical activity per week - classed as 'inactive'. A drop of almost 5% since last year.
- 11.8% of Oldham's population do 30-149 minutes of physical activity per week - classed as 'fairly active'. A small decrease since last year.
- 59.7% of Oldham's population do 150+ minutes of physical activity per week - classed as 'active'. A rise of more than 6% since last year.

Source: *Sport England's Active Lives Survey 2021/22 (Data update: Table 4 Levels of Activity May 2021-May 2022)*.

ii) There is no information regarding children and young people's participation in high quality PE and sport for the year 2022/23.

Action needed: N/A

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

Source: Sport England. Oldham Council.

Key Issues

3.47 Given the lack of an updated Sport England Active Lives Survey for 2022/23, data is taken from the previous year. In the previous 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 fourth lowest in Greater Manchester. At 59.7% (2020/21) it is also below the Greater Manchester average of 60.5%. 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.

3.48 The new indicator data source has only been used for the previous three monitoring periods, as such it is not possible to fully identify trends for this indicator related to adult participation in sport and recreation. It is apparent however, that there appears to be an upwards trend towards physical activity in Oldham. Further monitoring periods are needed to be able to identify and comment on trends occurring in Oldham for this indicator.

3.49 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.

Future Action

3.50 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).

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).

Target: N/A

Oldham Position:

Healthy Life Expectancy (HLE) remaining at 65:

- Male: 7.7 years (2018-20), 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: 9.0 years (2018-20), 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).

(ONS Health State Life Expectancies)

Action needed: N/A

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

Source: Oldham Council, ONS, Public Health Outcomes Framework

Key Issues

3.51 Updated data from the Office for Health Improvement and Disparities dashboard has not been possible to be obtained and is still displaying the period from 2018-20. Therefore, there has been no change in the data.

3.52 HLE for males is significantly lower than the previous year's 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.

3.53 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.

3.54 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 to ascertain a better understanding of the underlying issues and how the forthcoming Local Plan Review can help address these matters.

Future Action

3.55 There is the need to ensure that developments are located close to key services (including GPs), 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).

Target: N/A

There was one education related development under construction in the monitoring year 2022/23:

- Brian Clarke Academy (Bluecoat II)

There have been six education related developments granted planning permission in the monitoring year 2022/23.

- BH2SPR/350566/23 | Prior approval for change of use from Use class E(g)(iii) Industrial processes to Use Class F1(a) provision of education. | Argent House Shaw Road Oldham OL1 4AW
- CEA/349882/22 | Certificate of lawfulness for the proposed use of floor 2 as an educational facility (college) | Gmwd Medtia Chambers 5 Barn Street Oldham OL1 1LP
- FUL/350099/22 | Single storey extension to provide new secure entrance lobby and improved staff facilities. | St Herberts Rc Primary School Edward Street Chadderton Oldham OL9 9SN
- FUL/349465/22 | Single storey extension and conversion of an existing covered play area

Education

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

to provide additional classroom spaces | St Margarets C Of E Primary School Grammar School Road Oldham OL8 4QX

- FUL/349074/22 | Proposed permanent staff car parking (extra 45 spaces) plus the proposed temporary erection of a two storey classroom block (5 classrooms and 4 specialist rooms), staff room, pupil welfare, reconfiguration of the existing pupil pedestrian access and fire strategy, and new replacement fencing. | Blue Coat C Of E Secondary School Egerton Street Oldham OL1 3SQ
- FUL/348985/22 | Installation of two storey block of 4no. temporary classrooms, 2no. lobby areas, external staircase to the first floor, and access ramp/steps to ground floor. | Crompton House C Of E High School Rochdale Road Shaw Oldham OL2 7HS

Action needed: N/A

Relevant Joint DPD Policies: 1, 2.

Source: Oldham Council.

Key Issues

3.56 There are no key issues related to this indicator.

Future Action

3.57 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 541 people, agencies and organisations on the Local Plan mailing list and therefore engaged in the Local Plan consultation process.

- 2021/22: 561
- 2020/21: 561
- 2019/20: 392
- 2018/19: 459
- 2017/18: 1,609
- 2016/17: 1,609
- 2015/16: 1,578
- 2014/15: 1,545
- 2013/14: 1,299
- 2012/13: 1,218

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

Relevant Joint DPD Policies: All policies.

Source: Oldham Council Strategic Planning and Information section.

Key Issues

3.58 There was a significant drop in the number of people registered on the mailing list between 2017/18 and 2018/19 and therefore engaged in the Local Plan consultation process. This is primarily down to the introduction of the GDPR legislation which led to the removal of the majority of addresses registered. There has been a further small drop this year.

Future Action

3.59 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:

Air Quality Band	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Low	348	359	353	342	344	353	355	349	344	348
Moderate	17	6	13	22	20	10	11	14	14	12
High	0	0	0	1	1	0	0	2	6	4
Very High	0	0	0	0	0	2	0	0	1	1
Total number of days where pollution was moderate or higher	17	6	13	23	21	12	11	16	21	17

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

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 produces daily air pollution forecast tweets from @DefraUKAir so that people who may be affected by poor air quality can take relevant action. More information on pollution bands is available on the Defra website www.uk-air.defra.gov.uk/air-pollution/daqj

¹⁵ For data on years prior to 2012 please see previous versions of the Monitoring Report.

Air Quality and Development

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

Annual Average Nitrogen Dioxide

The Air Quality monitoring station on Crompton Way, Shaw in 2022 captured 99% of the available data on Nitrogen Dioxide (NO₂) and measured an annual average of 24 µg/m³, i.e., well below the National objective of 40µg/m³. This is slightly less than the previous year's level of 25µg/m³. There were also no exceedances of the hourly average objective (i.e., 200µg/m³ not to be exceeded more than 18 times a year) at the site in 2022, in fact again, as in 2021, there were no incidences when the hourly mean was greater than 200µg/m³ in 2022 at all.

The Air Quality monitoring station on Crompton Way, Shaw in 2022 captured 98% of the available data on PM₁₀. The annual mean for PM₁₀ (particle matter) at the monitoring station in 2022 was 18µg/m³ i.e., well below the objective of 40µg/m³. This is slightly above the level of 17µg/m³ measured at the site in 2021. 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. There was only one day when 24-hour mean exceeded 50 µg/m³, this was when 63.6 µg/m³ was measured on the 25th of March 2022, this may be due to moorland fires that were occurring at the time on Saddleworth Moor.

Diffusion Tubes- In 2022 there were three sites that that exceeded the annual air quality objective of 40µg/m³ when distance corrected for the nearest exposure (where necessary). These were:

1. Tube OL1- Middleton Road, Precinct which had a result of 64.5 µg/m³. The actual level recorded before distance correction was 79.4 µg/m³. The fact that the annual average for this tube is over 60 µg/m³ would suggest that there were also breaches of the one hour mean of 200 µg/m³ not to be exceeded more than 18 times a year. This tube is situated just metres from an Air Quality Management area. We believe that the results for this tube may have been an anomaly for 2022 as there were major improvements taking place to Chadderton Precinct which led to diesel generators being sited close to the tube for large parts of the year while this work was taking place. In contrast, in 2021, when this work wasn't taking place, the average was closer to 29 µg/m³, however we will monitor the monthly results for this site and if high levels are recorded in future, we will carry out further investigations as to the possible sources of the Nitrogen Dioxide.

2. Tube OL25- Outside 21 Shaw Road in Royton recorded a distance corrected result of 42.3 µg/m³. This tube is sited in an Air Quality Management Area. The road the tube is situated next to is often used by Heavy Goods vehicles as they visit the industrial areas off Salmon Fields and Higginshaw Lane in Royton. There is also often standing traffic at lights in the area. The result is slightly down on last year's reading of 46.4 µg/m³.

3. Tube OL28- outside 12 Oldham Road, Royton recorded an annual average of 47 µg/m³. The tube is sited in an Air Quality Management Area. This road is the main road that links Rochdale to Oldham. It is extremely busy and there is often standing traffic due to the lights at the junction with Middleton Road. This year's level is slightly up on last year's result of 43.3 µg/m³.

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

2021: 25
2020: 23
2019: 30
2018: 30

Air Quality and Development

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

Annual Average Nitrogen Dioxide

2017: 36
2016: 29.0
2015: 34.6
2014: 32.4
2013: 30.07
2012: 31.8
2011: 32.3

Action: None

Relevant Joint DPD Policies: 1, 9.

Source: Oldham Council Environmental Health.

Key Issues

3.60 The level of Nitrogen Dioxide is slightly lower than last year and well below the target. The level of Particle Matter is slightly higher than the previous year, but also is well within the target.

3.61 In addition, the number of days in Greater Manchester where pollution was moderate or higher is significantly higher than the previous two years.

Future Action

3.62 Ensure that new development minimises the need to travel and promote active travel and the use of public transport, as well providing as electric vehicle charging points. New developments should also be energy efficient. The policies within the Joint DPD aim to protect and improve local environmental quality.

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).

Air Quality and Development

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

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

Oldham Position: The latest information is for 2021 when there were 3.5 tonnes of per capita emissions.

The sources of this were:

Industrial – 153.6 kt

Commercial – 46.4 kt

Public Sector – 52.7 kt

Domestic – 323.7 kt

Transport – 233.7 kt

Total – 841.5 kt

Previous years (tonnes per capita):

2020: 3.0 tonnes

2019: 3.3 tonnes

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

3.63 The figures for 2021 are an increase on 2020 of 10%. The reason for the increase is not clear but is likely due to increased economic activity after the Covid19 lockdown in 2020. The 2021 figures are a reduction on 2019 of around half of a percentage point.

Future Action

3.64 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)
Joint DPD Objective: To mitigate and adapt to climate change, and to promote sustainable development in the borough by promoting the prudent use, appropriate reclamation where necessary and sustainable management of natural resources (land, soil, air and water) and man-made resources (SO1i).
Target: N/A.
<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, 390 planning applications were reviewed by environmental health between 1 April 2022 and 31 March 2023. Of these planning applications:</p> <ul style="list-style-type: none">44 were requested to have Landfill Gas Investigation39 were requested to have Contaminated Land Investigation32 were requested to have a watching brief for contaminated land9 were requested to have a Gas Membrane condition <p>Previous year's show the following number of applications for contaminated land investigation, landfill gas and gas membrane conditions:</p> <p>2022: 78; 80; and 20 applications respectively.</p> <p>2021: 81; 54 and 10 applications respectively.</p>
Action needed: None.
Relevant Joint DPD Policies: 1, 9.
Source: Oldham Council Environmental Health section.

Key Issues

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

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

Future Action

3.67 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 were no major planning applications refused on design grounds in the monitoring year 2022/23

Number of applications refused on design grounds in previous years:

2021/22: 0

2020/21: 0

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

3.68 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

3.69 The council will look at ways to improve the effective monitoring of this indicator.

Indicators that are no longer monitored

3.70 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 are 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, GPs, hospitals, employment areas and major retail centres).
- Amount of eligible open spaces managed to Green Flag award standard;
- Net change in the extent of protected open space;
- Number of Air Quality Management Areas; Number of quality bus corridors;
- Number of potentially contaminated sites in the borough;
- Number of applications relating to contaminated sites;
- Extent of derelict and underused land;
- Number of Local Nature Reserves and Country Parks;
- Number of domestic burglaries per 1,000 households; Percentage of vehicle crimes per 1,000 population; Number of cyclists involved in road accidents;
- Number of pedestrians involved in road accidents;
- Extent of cycleway and footpath provision;
- Number of wind turbine applications granted and refused planning permission; 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);
- Improved street and environmental cleanliness (Joint DPD Indicator 45); and
- Indicators in relation to the Joint Minerals and Joint Waste DPD's.

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, neighbourhood plans and the consideration of planning applications.
- 4.2** Section 10 of the SCI (Review and Monitoring) explains that the council will monitor the SCI to see how effective it is in terms of involving the community in the preparation of the Local Plan. The table below looks at the Local Plan consultations undertaken during the monitoring period 1 April 2022 to 31 March 2023.
- 4.3** The table below sets out the consultation techniques used for each document, the number of people and organisations consulted, the response rate and an analysis of the equalities monitoring. (Note: The number of people consulted can vary for each consultation - this is because the Local Plan Mailing List is an evolving list with new people added and others removed throughout the year at consultee requests). It identifies any problems or issues and sets out any further actions required to improve our engagement and consultation with the community and stakeholders.

Table 4 – Local Plan Document Consultation

Local Plan Document / Consultation Dates	Consultation Techniques Used	Number of people / organisations consulted	Response Rate	Equalities Breakdown
There have been no Local Plan Documents consulted upon between 1 st April 2022 and 31 st March 2023				

5 Key findings and actions

Implementation of Policies

5.1 This section of the Monitoring Report analyses whether Oldham's planning policies are being implemented. Where they are not, the reasons are examined and what, if any, actions may be needed.

5.2 From analysing the indicators within Section 3, 'The effects of the Local Plan', it is possible to highlight policies that may not be being effectively implemented or interpreted correctly and/or are not hitting their targets. Below is a list of indicators that may need to be further examined for their effectiveness or how they are being implemented:

- New and converted dwellings – on previously developed land (Joint DPD Indicator 13) - at least 80% of new dwellings in the borough to be built on PDL: In 2022/23, 64% (259) of new and converted dwellings were completed on previously developed land (PDL) in Oldham. This is higher than 2021/22 (47%) but is below the target of 80%. However, it should be noted that there were another 113 dwellings completed in 2022/23 on mixed sites which contain both PDL and greenfield land. These are not included in the PDL figure. Therefore 92% of all dwellings completed in 2022/23 were on PDL or mixed sites. Whilst the number of dwellings completed on previously developed land is lower than the target, greenfield sites only accounted for 9% (9 sites) of all sites (104 sites) with plot completions during 2022/23. Brownfield and mixed sites still make up the majority of sites within the housing land supply.
- Action: continue to encourage new residential development on previously developed land in line with the Joint DPD and specifically consider actions to increase the delivery of housing on PDL (through the Housing Delivery Action Plan).
- Percentage of large developments incorporating low carbon generation - Joint DPD Policy 18 requires major developments to meet energy targets over and above Part L Building Regulations: There is a need to continue to ensure that conditions are being attached regardless of whether energy statements have been submitted or not, including proposals for employment.

5.3 These indicators will be kept under review and appropriate steps taken, where necessary, to improve their performance.

Action needed to address gaps in information

5.4 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.
- To further develop monitoring systems for relevant indicators as appropriate, including the loss of employment land, vacant previously developed land and open space.

- To look at how the council can effectively monitor the Contaminated Land indicator in future years.

Action needed to respond to indicators

5.5 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 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 Gypsies, Travellers and Travelling Showpeople, 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.

5.6 In terms of flood risk, the LLFA is now a statutory consultee on major planning applications and will address surface water flood risk and SUDS.

5.7 The key action associated with biodiversity is to ensure that biodiversity is enhanced through statutory biodiversity net gain.

5.8 The key action associated with OPOL is to continue to protect designated OPOL in line with the Local Plan policy unless material considerations suggest otherwise.

5.9 The key action associated with landscape character is to ensure that the borough's landscape is conserved and enhanced when assessing planning applications.

5.10 The key actions associated with health are:

- The council should continue to apply Local Plan policies 1, 2, 6 and 23 to protect existing indoor and outdoor sports provision and to support the development of new sports provision as appropriate; and
- There is the need to ensure that developments are located close to key

services, with good public transport networks and access to open space, sport and recreation provision to encourage people to use active modes of travel and to reduce air pollution.

5.11 The key actions associated with education is to ensure that the council continues to support proposals for education-related development.

5.12 The key actions associated with air quality and development are:

- Ensure that new development minimise the need to travel and promote active travel and the use of public transport, as well providing as electric vehicle charging points. New developments should also be energy efficient. The policies within the Joint DPD aim to protect and improve local environmental quality.

5.13 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

5.14 The Local Development Scheme (LDS) in place at the start of the monitoring period was approved in September 2021 and can be viewed on the council's website. During the monitoring period an update was published which took effect on the 31st October 2022. The revised LDS reflects the latest Places for Everyone Joint DPD and revised Local Plan timetables.

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

5.15 The key actions under this heading are:

- To continue working with GMCA partners on the 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

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

5.17 At present, it is not proposed that any of these masterplans will be progressed as Area Action Plans or SPDs. They will however be reflected through implementing the Core Strategy where appropriate and will be considered when preparing the emerging Local Plan Review.

6 Other Monitoring Matters

Neighbourhood Development Order and Neighbourhood Development Plans

- 6.1** In November 2016 Saddleworth Neighbourhood Area was designated. Informal consultation and information gathering on a neighbourhood plan for the area has been on-going since then. During 2019/20 a survey was distributed to residents and businesses. Saddleworth Parish Council is now drafting policies.
- 6.2** Chadderton Neighbourhood Area and The New Chadderton Partnership was designated on 28 February 2022 following consultation on the revised forum and area applications between 29 November 2021 and 10 January 2022.

Community Infrastructure Levy (CIL)

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

Duty to Co-operate

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

Table 5 Duty to Co-operate meetings held during 2022 - 2023

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	On-going - monthly	Actions to progress neighbourhood plan. Minutes are published on the Parish Council's website.
New Chadderton Partnership	Progressing neighbourhood plan.	New Chadderton Partnership	On-going	Actions to progress neighbourhood plan.
Oldham Council and Historic England	Historic environment policies	Historic England and Oldham Council	13 May 2022	To help refine draft historic environment policies in Draft Local Plan
GMCA	Ongoing meetings regarding nature	GMCA, GM LPAs, GMEU,	Throughout 2022/2023	Ongoing meetings regarding

Organisation / Local Authority	Strategic Issues Considered	Who the issue was discussed with	Date	Outcome of discussion
	recovery, including preparing for Biodiversity Net Gain (BNG)	Natural England		preparing for Biodiversity Net Gain (BNG)
Natural England	Northern Roots urban farm project – site visit	Natural England, Northern Roots and Oldham Council	22 June 2022	Better understanding of proposals and funding streams
Oldham Council / other partners (see third column)	Place Planning for Real Sessions – Physical assets within the place and the opportunities we have across the public estate - What our residents are telling us matters to them and the support they need to access - The way that partnerships currently operate within place and how this can further developed.	Oldham Council and invitees included NHS, Oasis, onward, GM Police, Positive Steps, Regenda, For housing and OCL.	Summer 2022	Inputted into opportunities for better integration and partnership working.
South Pennines Group	Issues covered relate to the natural environment and landscape	Local Councils that fall within the South Pennines and Natural England.	11 January 2023	Inputted into opportunities for better integration and partnership working.
City of Trees	City of Trees workshop to identify opportunities for tree planting	Oldham Council and City of Trees	23 March 2023	Helped identify areas of opportunity for tree planting
LLFA	Oldham Flood Partnership Meeting	Oldham Council, Oldham LLFA, Environment Agency, United	24 March 2023	Update on flooding issues and work related to

Organisation / Local Authority	Strategic Issues Considered	Who the issue was discussed with	Date	Outcome of discussion
		Utilities		grants / schemes
Transport for Greater Manchester (TfGM)	Cross boundary and local strategic transport matters in relation to public transport and the City Region Sustainable Transport Settlement (CRSTS)	TfGM	Throughout 2022/23	Continue to work on progress projects in relation to the Bee Network and linking strategic development to the Local Plan.

Appendix 1 Local Housing Statistics

Table 6 Net House Building 2003/04 to 2022/23

Year	Completed ¹⁶	Cleared	Completed	Variance from Housing Requirement
2003/04	497	227	270	-19
2004/05	285	150	135	-154
2005/06	386	254	132	-157
2006/07	577	262	315	26
2007/08	599	200	399	110
2008/09	505	102	403	114
2009/10	227	307	-80	-369
2010/11	389	324	65	-224
2011/12	231	220	11	-278
2012/13	334	77	257	-32
2013/14	367	4	363	74
2014/15	596	2	594	305
2015/16	297	1	296	7
2016/17	375	1	374	85
2017/18	348	3	345	56
2018/19	410	9	401	-282
2019/20	728	4	724	36
2020/21	373	3	370	-320
2021/22	506	1	505	-177
2022/23	403	3	400	-302
Total	8,433	2,154	6,279	-1,501
Average	422	108	314	-75

¹⁶ Since the publication of the SHLAA as at 1 April 2018, completions have been recorded separately to clearance and accounted for in the clearance allowance.

Chart A - Dwellings completed and cleared, 2010/11 to 2022/23

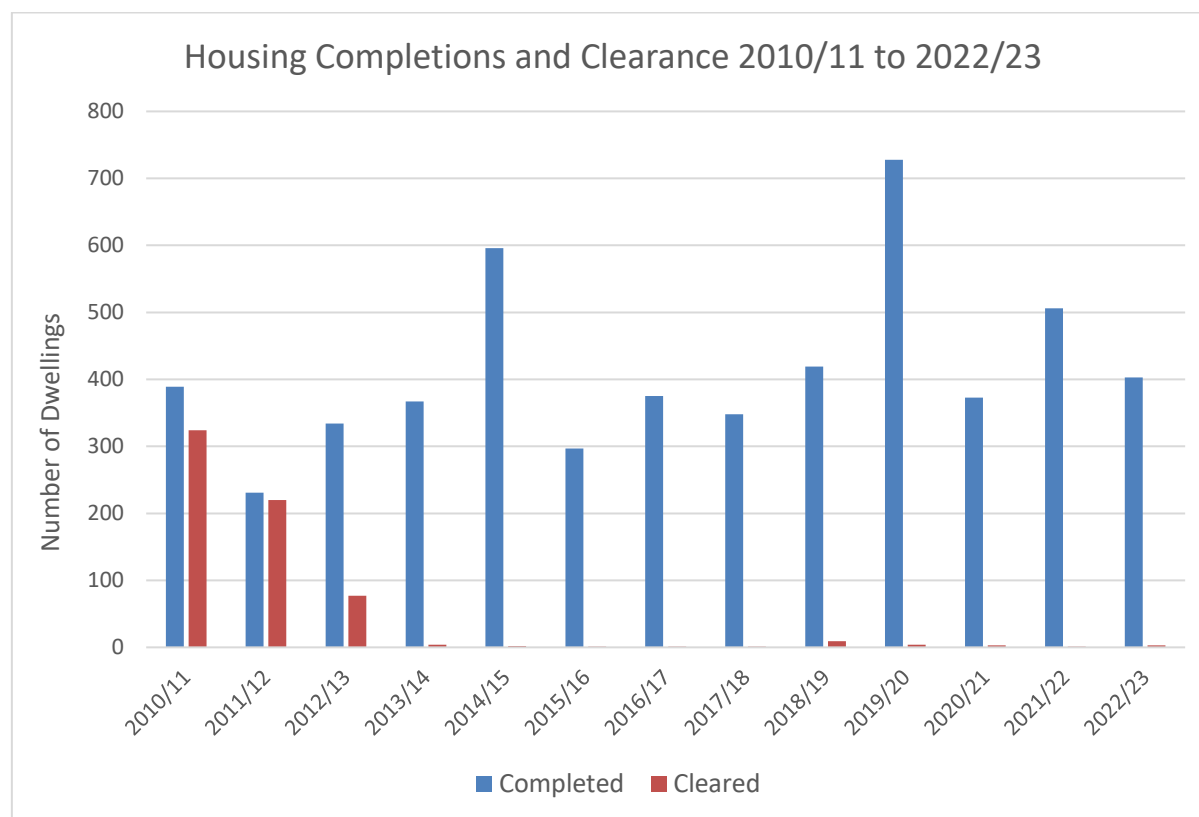


Table 7 Five-year supply as at 1 April 2023 by status

Site Status	Dwellings	% of supply
Sites under construction	1,241	39%
Sites with full planning permission	1,195	37%
Sites with outline planning permission	268	8%
Sites with prior approval for residential development	13	0.4%
Phase 1 housing sites in UDP	7	0.2%
Phase 2 housing sites in UDP	0	0%
Other sites	61	1.9%
Potential/ Pending	417	13%
Places for Everyone Allocations	0	0%
Total	3,202	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.

Table 8 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	PfE (upon adoption) / 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	PfE (upon adoption) / 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	PfE (upon adoption) / Local Plan review
OE1.8	Major Developed Site in the Green Belt	PfE (upon adoption)
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.

Table 9 UDP Policies superseded

UDP Policy No.	UDP Policy Name	Local Plan Policy Number	Local Plan Policy Name
Policies superseded in 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 Developer Contributions
B2.2	Protection of Existing Employment Sites outside PEZs	14 25	Supporting Oldham's Economy Developer Contributions
C1	CONSERVATION OF THE HISTORIC ENVIRONMENT	24	Historic Environment
C1.1	Development Within or Affecting the Setting of Conservation Areas	24	Historic Environment
C1.2	Demolition of Buildings in Conservation Areas	24	Historic Environment
C1.3	Retention of Distinctive Local Features or Structures in	24	Historic Environment

UDP Policy No.	UDP Policy Name	Local Plan Policy Number	Local Plan Policy Name
	Conservation Areas		
C1.4	Alterations and Extensions to Buildings in Conservation Areas	24	Historic Environment
C1.5	The Preservation of Historic Shop Fronts	24	Historic Environment
C1.6	Advertisements in Conservation Areas and on Listed Buildings	24	Historic Environment
C1.7	The Re-Use of Historic Buildings	24	Historic Environment
C1.8	Alterations, Extensions and Additions to Listed Buildings	24	Historic Environment
C1.9	Development Affecting the Setting of a Listed Building	24	Historic Environment
C1.10	Demolition of a Listed Building or Structure	24	Historic Environment
C1.11	The Preservation of the Sites of Important Archaeological Remains and their Settings	24	Historic Environment
C1.12	Preservation or Recording of Archaeological Remains	24	Historic Environment
C1.13	The Protection of Parks and Gardens of Special Historic Interest	24	Historic Environment
CF1	NEW AND IMPROVED EDUCATION AND COMMUNITY	2 25	Communities Developer Contributions

UDP Policy No.	UDP Policy Name	Local Plan Policy Number	Local Plan Policy Name
	FACILITIES		
CF1.1	Education Facilities	2 25	Communities Developer Contributions
CF1.2	New and Improved Community and Education Facilities	2 25	Communities Developer Contributions
CF1.3	Change of Use from Education and/or Community Facility	2	Communities
CF1.4	Dual Use	2	Communities
CF1.5	Developer Contributions to New Teaching Facilities	2 25	Communities Developer Contributions
D1	DESIGN OF NEW DEVELOPMENT	20	Design
D1.1	General Design Criteria	20	Design
D1.2	Designing for Energy Efficiency	18	Energy
D1.3	Inclusive Access	9	Local Environment
D1.4	Habitat and Wildlife on Development Sites	20 21	Design Protecting Natural Environmental Assets
D1.6	Landscape Design and Tree Planting	20	Design
D1.7	Designing for Safety and Security	20 9	Design Local Environment
D1.8	Shop Front Design	20	Design
D1.9	Advertisements on Business Premises	20	Design
D1.10	Freestanding Signs and Advertisements	20	Design

UDP Policy No.	UDP Policy Name	Local Plan Policy Number	Local Plan Policy Name
D1.11	House Extensions	209	Design Local Environment
D1.13	Design of Development Adjoining Main Transport Corridors and at Gateway Locations in Town and District Centres	20	Design
H1	HOUSING LAND REQUIREMENT AND SUPPLY	3	An Address of Choice
H1.3	Assessing Non-Allocated Sites	3	An Address of Choice
	and the Renewal of Planning Permissions	11	Housing Density and Mix
H1.4	Housing Density	11	Housing Density and Mix
H1.5	Housing Choice and Diversity	11	Housing Density and Mix
H2	MEETING THE NEED FOR AFFORDABLE HOUSING	10	Affordable Housing
H2.1	Providing Affordable Housing	10	Affordable Housing
H2.2	Caravan Sites for Gypsies Or Travelling Showpeople	12	Gypsies, Travellers and Travelling Showpeople
NR1	ENVIRONMENTAL QUALITY	9	Local Environment
NR1.1	Protection of Amenity	9	Local Environment
NR1.2	Air Quality	9	Local Environment
NR1.3	Odour	9	Local Environment

UDP Policy No.	UDP Policy Name	Local Plan Policy Number	Local Plan Policy Name
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 Number	Local Plan Policy Name
OE1.3	Domestic Extensions in the Green Belt	22	Protecting Open Land
OE1.4	Sub-division of Existing Dwellings in the Green Belt	22	Protecting Open Land
OE1.5	Garden Extensions in the Green Belt	22	Protecting Open Land
OE1.6	Replacement Dwellings in the Green Belt	22	Protecting Open Land
OE1.7	Re-use of Existing Buildings in the Green Belt	22	Protecting Open Land
OE1.9	Land Reserved for Future Development	22	Protecting Open Land
OE1.10	Other Protected Open Land	22	Protecting Open Land
OE1.12	New Agricultural or Forestry Buildings	22	Protecting Open Land
OE2	NATURE AND LANDSCAPE	6 21	Green Infrastructure Protecting Natural Environmental Assets
OE2.1	Landscape	6 21	Green Infrastructure Protecting Natural Environmental Assets
OE2.2	Green Corridors and Links	6 21	Green Infrastructure Protecting Natural Environmental Assets
OE2.3	Habitat Protection	6 21	Green Infrastructure Protecting Natural Environmental Assets
OE2.4	Species Protection	6 21	Green Infrastructure Protecting Natural Environmental Assets
R1	MAINTAINING SUPPLY THROUGH THE PROTECTION AND IMPROVEMENT OF	2 23 6	Communities Open Spaces and Sports Green Infrastructure

UDP Policy No.	UDP Policy Name	Local Plan Policy Number	Local Plan Policy Name
	EXISTING OPEN SPACE, SPORT AND RECREATION FACILITIES		
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

UDP Policy No.	UDP Policy Name	Local Plan Policy Number	Local Plan Policy Name
S1.2	Development Beyond the Central Shopping Core	15	Centres
S1.3	Primary Shopping Frontages	15	Centres
S1.4	Food and Drink Premises	15	Centres
S1.5	Taxi and Vehicle Hire	9	Local Environment
S1.6	Development Within District Centres	15	Centres
S1.7	Developments Outside the Town Centre and at the Edge of or Outside the District Centres	15	Centres
S1.8	Customer Facilities	15	Centres
S2	LOCAL SHOPPING AND LEISURE FACILITIES	16	Local Services and Facilities
S2.1	Local Shops	16	Local Services and Facilities
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

UDP Policy No.	UDP Policy Name	Local Plan Policy Number	Local Plan Policy Name
T1.2	The Road Network	17	Gateways and Corridors
T1.3	The Network of Routes for Non-Motorised Travel	17	Gateways and Corridors
T1.4	Canal Corridors	21	Protecting Natural Environmental Assets
T1.5	Disused Rail Infrastructure	17 25	Gateways and Corridors Developer Contributions
T2	THE ACCESSIBILITY OF NEW DEVELOPMENT	5 17	Promoting Accessibility and Sustainable Transport Choices Gateways and Corridors
T2.1	Public Transport Accessibility	5	Promoting Accessibility and Sustainable Transport Choices
T3	TRANSPORT AND DEVELOPMENT	5 17	Promoting Accessibility and Sustainable Transport Choices Gateways and Corridors
T3.1	Access to Development	5 25	Promoting Accessibility and Sustainable Transport Choices Developer Contributions
T3.2	Developments with Significant Transport Implications	5 25	Promoting Accessibility and Sustainable Transport Choices 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

UDP Policy No.	UDP Policy Name	Local Plan Policy Number	Local Plan Policy Name
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
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

UDP Policy No.	UDP Policy Name	Local Plan Policy Number	Local Plan Policy Name
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 10 Status of Phase 1 Housing Allocations in the Unitary Development Plan as at 1 April 2023

Reference in UDP	Site	Land Type	Size (hectares)	Indicative Capacity (dwellings)	Current Status of Site
H1.1.2	Land off Fields New Road / Ramsey Street, Chadderton	PDL	3.41	136	Site completed. 133 dwellings provided, including 20 affordable units for discounted sale.
M3	Land at Oldham Road / Hardman Street, Failsworth	PDL	1.56	14	Mixed-use allocation including residential development. Site is council owned in part. Site has permission for 14 dwellings (on part of site). 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. Application pending decision for 60 units (FUL/350293/22). Within the housing land supply, identified in the medium term.

Reference in UDP	Site	Land Type	Size (hectares)	Indicative Capacity (dwellings)	Current Status of Site
M1	Frenches Wharf / Wellington Road, Greenfield, Saddleworth	PDL	4.76	99	Phases 1 and 2 now complete with 99 dwellings delivered across both phases.
H1.1.19	Andrew Mill, Manchester Road / Chew Valley Road, Greenfield, Saddleworth	PDL	1.34	30	Site completed. 41 dwellings have been provided on site as a whole.
H1.1.20	Rose Mill, Coalshaw Green Road, Chadderton	PDL	1.49	45	Site completed. 124 dwellings provided with 42 units offered for affordable housing, with a mix of affordable rent and shared ownership.
H1.1.21	Springhey Mill, Huddersfield Road, Oldham	PDL	0.39	30	Outline planning permission granted subject to the signing of a S106 agreement however not signed. Status reverted back to housing allocation along with associated density. Identified in the 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. Identified in the medium-term housing land supply.

Reference in UDP	Site	Land Type	Size (hectares)	Indicative Capacity (dwellings)	Current Status of Site
H1.1.24	Sandy Mill, Royton	PDL	2.2	90	Majority of site completed. 74 dwellings provided, including 8 affordable units for discounted sale. Two small sections of the allocated site are not covered by the permission. A remaining section of the allocation fronting Rochdale Road is included within the housing land supply, identified in the 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 / Dunkerley Street, Oldham	PDL	2.61	50	Mixed-use allocation including residential development. 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	Mill was demolished in 2021 and future re-development opportunities are being explored. Previously, outline planning permission was granted for 158 dwellings, which has since expired. Identified in the medium-term housing supply.

Reference in UDP	Site	Land Type	Size (hectares)	Indicative Capacity (dwellings)	Current Status of Site
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.