

Tameside Metropolitan Borough Council

Local Development Framework: Annual Monitoring Report 2004-5

December 2005



Tameside Metropolitan Borough Council

Local Development Framework Annual Monitoring Report 2004-5

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1.1 This first Tameside Local Development Framework Annual Monitoring Report has been compiled to comply with Section 35 of The Planning and Compulsory Purchase Act 2004, and Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004.

1.2 The period addressed by the report is the 1st April 2004 to 31st March 2005. Where data demonstrates change that has occurred over the year (such as amount of floorspace developed) the figures relate to that period unless otherwise indicated. Where data relates to a snapshot during the year (such as amount of employment land available), the figures relate to the situation at the end of the year (i.e. 31st March 2005) unless otherwise indicated.

1.3 The report provides data on a number of indicators:

- Core output indicators – standard indicators defined nationally by the Office of The Deputy Prime Minister (including the housing trajectory)
- Local output indicators – to monitor the implementation of local policies and documents. These have been derived from the indicators set out in the Tameside Unitary Development Plan adopted November 2004
- Contextual indicators – provide background information on the context in which policies are operating

1.4 The report also contains the detailed progress made on the Local Development Documents in the Local Development Scheme. The report lists all the titles of the documents. It also outlines the full production timetable for comparison, to comply with Regulation 8(b)(i) and (ii) or (c)(ii). It shows progress up to the present with information:

- on whether document preparation has commenced,
- the stage the document has reached in its preparation,
- if the document's preparation is behind the timetable,
- the reasons for delay, and
- an indication of the steps to be taken for the continued preparation or not of the document.

1.5 The report also shows which documents have been adopted with dates, except for the saved Unitary Development Plan (UDP), which for the sake of completeness, was adopted on 17th November 2004.

1.6 There were no local development orders adopted by the authority under section 61A of the Town and Country Planning Act 1990 in this period and no orders were revoked.

1.7 All saved policies in the adopted UDP continue to be implemented until new policy replaces them but this, technically, has not happened yet. At the moment, the Council is using all saved policy, as appropriate, in the consideration of proposals.

1.8 UDP policy H1 is the only policy with annual targets. This deals with housing land provision and also contains the 80% target for the construction of dwellings on previously developed land. Housing land provision figures are provided in the table Appendix B where the housing trajectory detail is provided. As for the 80% target, in the housing chapter the performance against this target is recorded as 79.2% for this monitoring period.

1.9 Information is also provided in the housing chapter on the precise housing performance for the period before and since Policy H1 was adopted in November 2004.

1.10 This report will be made available on our website www.tameside.gov.uk/planning as soon as possible in the New Year of 2006.

2 Employment and The Local Economy

Recent Activity & Take-Up

2.1 Since the opening of the M60 Motorway through Tameside in 2000, the take-up of land for employment development in Tameside has increased to an average of 10.3 ha per annum over the five years to 2004/5. This is compared to an average of 7.5 ha p.a. over the five years to 1998/9 and 4.7 ha p.a. in the five years prior to that.

Employment land taken-up 2000/01 – 2004/05

Year	Area (ha)
2000/01	4.9
2001/02	7.1
2002/03	23.3
2003/04	5.7
2004/05	10.5

Table 2.1

2.2 During the year 2004/5, 10.5 ha of land was completed for employment purposes creating 35,560 m² of new floorspace. The most significant completion was the 26,505 m² Office Depot distribution centre on Ashton Moss creating 480 new jobs. In addition to the 10.5 ha of employment land developed, a further 2.6 ha was completed by The Car People, again on Ashton Moss. Although a sui generis development, this does provide some similar employment opportunities to a B1, B2 or B8 development.

2.3 Although the amount of employment floorspace developed on previously-developed land in 2004/5 was only 25.5%, it should be noted that the Office Depot distribution centre was the only employment-generating development on greenfield land, and the figure is low as this development was far larger than any other during the year.

Employment floorspace developed by type 2004/5

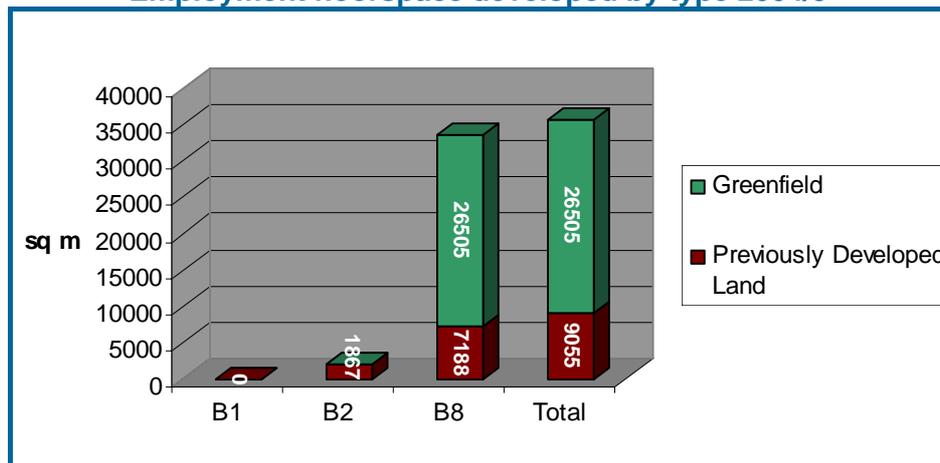


Figure 2.1

2.4 Demand for good-quality employment land within the borough remains strong, and there are many sites that are under construction or have recently received planning permission. Since the end of the 04/05 monitoring year, the Norbain Warehouse on Ashton Moss has been completed, as well as an office park on the old Hanix site in Denton. The last warehouse at Parkway in Denton, and Ridgeway House office block, also in Denton are both nearing completion. Outstanding

2 Employment and The Local Economy

permissions on Ashton Moss include an office park development, a 3365 m² B8 Warehouse and 9 industrial units in 2 blocks totalling 4,950 m². In addition, the remaining 13.0 ha plot 3000 has outline permission for general industrial use. Other significant permissions throughout the borough include 3 industrial units with offices on Eastern Approach in Denton, 8 industrial units at River Mill in Dukinfield, 2 industrial units adjacent to Eagle Iron Works in Stalybridge, a 3 storey office block on Alphagate Drive in Denton, and 2 permissions for a factory with warehouse and a workshop with offices at Globe Lane in Dukinfield. There is outline planning permission for a 2.1 ha extension to Shepley Industrial Estate in Audenshaw. Work is underway on the first phases of the mixed-use development at St. Petersfield in Ashton, which is eventually expected to provide around 26,000 m² of office floorspace, and the Droylsden Canalside Quarter has outline permission for a mixed-use development, which will incorporate an element of B1 office space.

2.5 In addition to completions, a small number of sites were lost from the supply for various reasons. The most significant of these was the Waterside Park site, which had previously been allocated as a Strategic Employment Development Site but was removed from the replacement UDP prior to its adoption in November 2004. Consequently the only Strategic Employment Development Site in the borough is the remaining land at Ashton Moss. There has been some pressure on existing employment sites and allocations for alternative developments. The amount of land lost from the supply in 2004/5 due to non employment-generating development commencing was 3.94 ha. Of this, 1.37 ha was lost to residential development. The total area of land previously used for employment purposes that was developed for other uses during the year was 4.13 ha (14,880 m² of floorspace). All of this was redeveloped for residential uses.

2.6 Historically, there has been little market in Tameside for office development, except for local schemes for particular end users. However, in recent years an emerging office market has appeared in the borough. Although there were no office completions in the year 2004/5, large office developments at Cranberry Park, Alphagate Drive, Progress Way and the old Hanix Site have been completed in since the opening of the M60. These are clustered around the Windmill Lane area of Denton close to the M60 / M67 junction. In Ashton, the New Charter offices have been completed next to the new Ashton Northern Bypass and there is the prospect of large-scale developments at Ashton Moss and St. Petersfield.

Land Supply

2.7 The total supply of land available for development for employment purposes in Tameside on 31/03/05 was 92.3 ha (down from 99.4 ha on 31/03/04). These figures consist of sites that are defined and allocated for employment use in the Unitary Development Plan (UDP) and sites for which planning permission has been granted for B1, B2 or B8 development (or mixed-use development that includes an element of B1, B2 or B8 use which is not ancillary to a main use). Of this supply, the majority is allocated for general employment use, or for a mixture of types.

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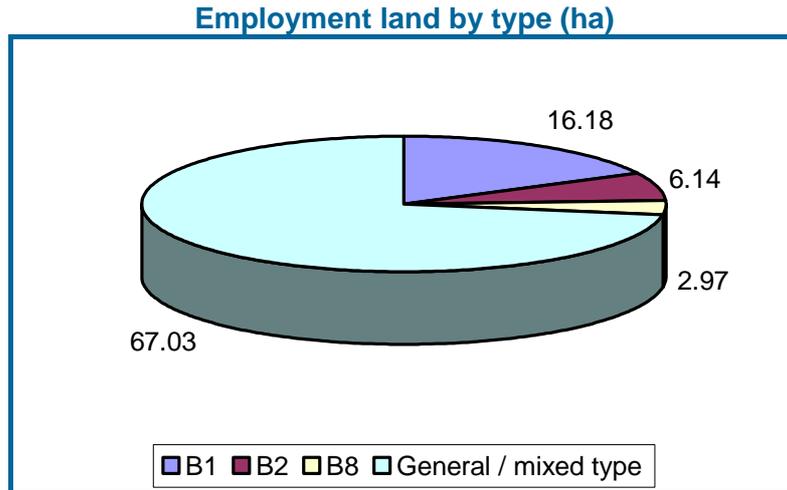
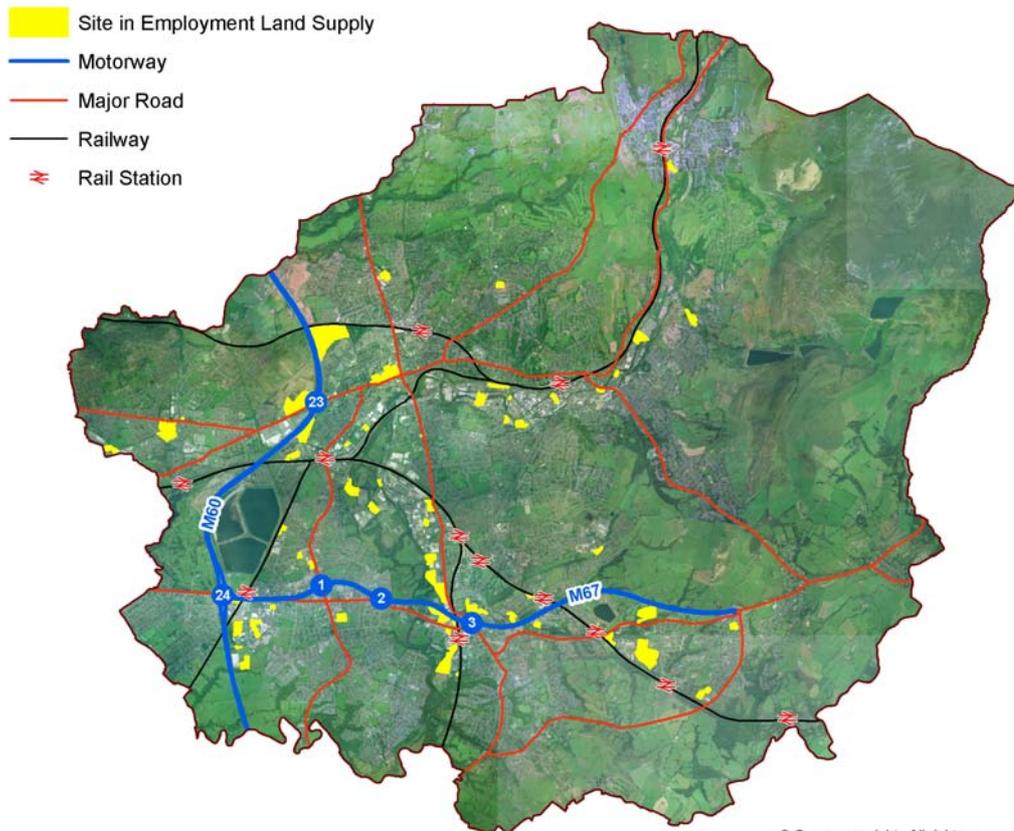


Figure 2.2

2.8 The inclusion of a site in this supply does not indicate any intentions of the owner(s) to sell the site or otherwise make it available for development. However, of the 92.3 ha available, 22.0 ha was classed as 'immediately available'. These sites were listed on the MIDAS database and for sale on the open market.



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Figure 2.3

2.9 Whilst there are some high quality major sites available, the supply as a whole is considered to be limited. Many of the smaller and less prominent sites have been available for a number of years and have failed to attract any apparent interest. In addition, many of the old established industrial premises within the borough may be

2 Employment and The Local Economy

increasingly unsuitable for modern requirements. The Council intends to undertake a full review of its employment land needs and allocations in the near future. Demand for sites remains high and take-up rates are increasing. Many of the sites in the supply are currently under construction or under preparation, and when combined with other pressures, the supply is predicted to diminish further by the end of the year 2005/6.

Character of the Local Economy

2.10 The rate of unemployment in Tameside based on the monthly claimant count (2,854, or 2.2% for March 2005) was slightly lower than the average rates for Greater Manchester, the North West region and the U.K. The Tameside rate is based on an estimate of the resident labour force and includes people who commute to work in the wider job market beyond the borough.

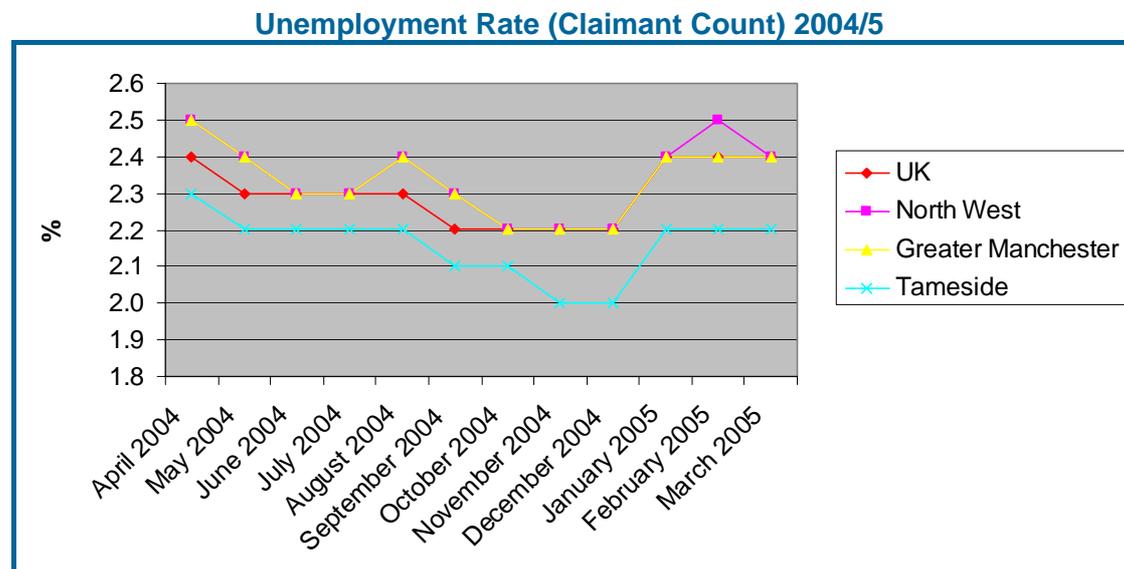


Figure 2.4. Source: Claimant Count (NOMIS)

2.11 The rate for the borough as a whole also masks pockets of substantially higher unemployment in certain parts of the borough, most notably Ashton St Peters (4.6% in March 2005).

2.12 The percentage unemployment gap between the average of the top three highest and the average of the bottom three lowest wards in the borough across the whole year 2004/5 was 3.33%

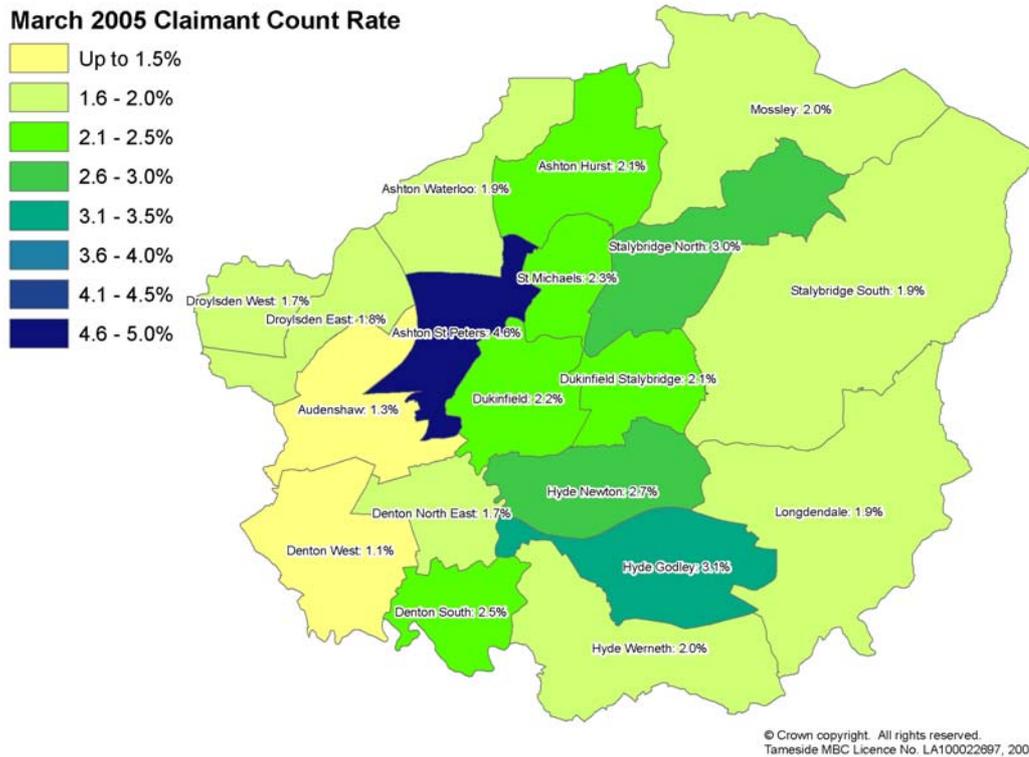


Figure 2.5. Source: Claimant Count (NOMIS)

2.13 Although manufacturing industry in Tameside has declined as part of a national trend and the proportion of manufacturing jobs in the borough has decreased every year for the past five years, the borough still retains a significant proportion of its employment in manufacturing (22.9%). This is greater than any other borough in Greater Manchester where the average is only 12.6%. This means that there is a heavy reliance on industries that are likely to decline further in the coming years.

2 Employment and The Local Economy

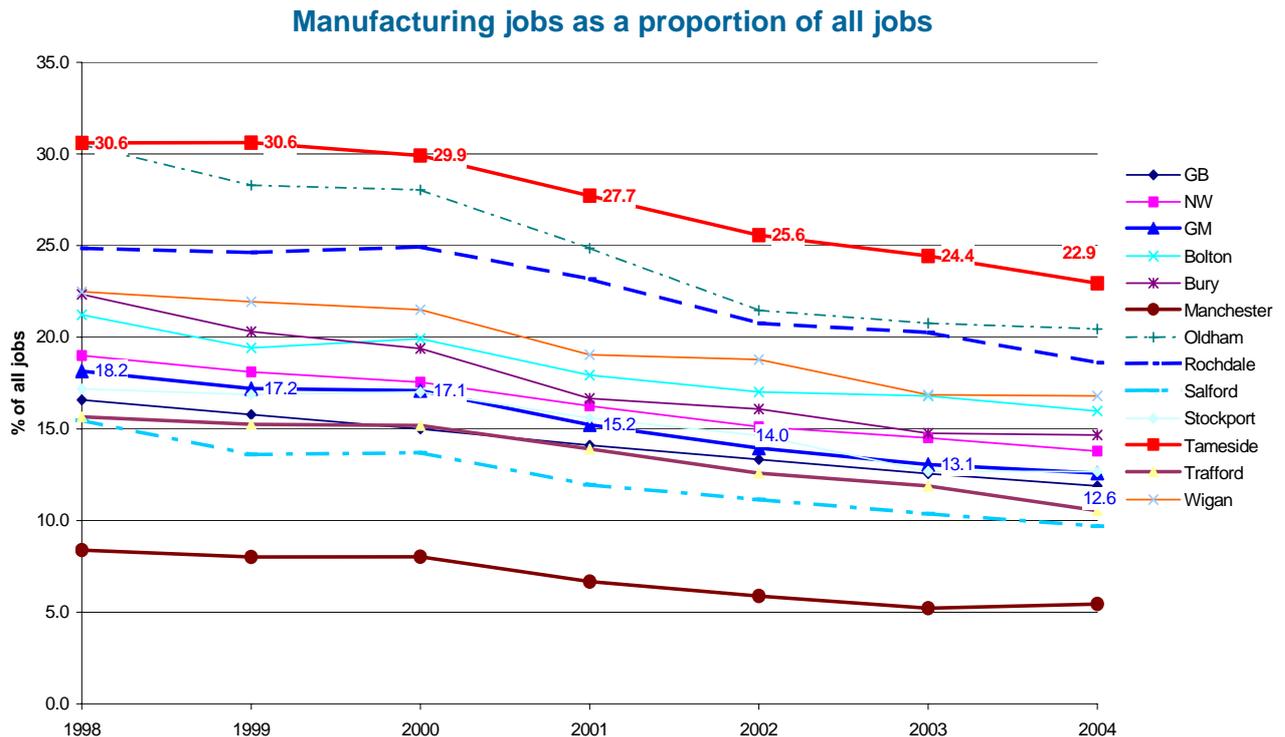


Figure 2.6. Source: Annual Business Enquiry Dec 2004

2.14 Tameside has a slightly lower than average proportion of people employed in occupations in the Socio-economic classification (SOC) 2000 major group 1-3, and a slightly higher proportion of people employed in SOC 2000 major groups 4-5, 6-7 and 8-9.

Employment by occupation. Percentages are based on all persons in employment

	Tameside (numbers)	Tameside (%)	North West (%)	GB (%)
Soc 2000 major group 1-3	35,800	36.0	38.8	41.6
1 Managers and senior officials	13,100	13.1	14.0	14.9
2 Professional occupations	8,300	8.3	11.6	12.6
3 Associate professional & technical	14,400	14.4	12.9	14.0
Soc 2000 major group 4-5	26,200	26.3	24.3	23.8
4 Administrative & secretarial	13,900	14.0	13.2	12.6
5 Skilled trades occupations	12,300	12.3	11.0	11.2
Soc 2000 major group 6-7	16,900	17.0	16.7	15.6
6 Personal service occupations	7,100	7.1	8.1	7.7
7 Sales & customer service occupations	9,800	9.8	8.5	7.8
Soc 2000 major group 8-9	20,600	20.7	20.3	19.0
8 Process plant & machine operatives	10,400	10.4	8.4	7.5
9 Elementary occupations	10,100	10.2	11.8	11.5

Table 2.2. Source: Annual Population Survey 2004/5

2.15 The number of VAT registered businesses per 1,000 residents in the borough was 21.69 at the end of 2004. This is significantly less than in adjoining boroughs, with the exception of Oldham. Tameside is characterised by a high number of small and medium-sized enterprises with 81.8% of its 6136 businesses employing 10 people or less. Many of these are not VAT registered.

2 Employment and The Local Economy

2.16 Many residents of Tameside travel to work outside of the borough. This is reflected in a jobs density (ratio of total jobs to working-age population) of 0.6 (2003). For comparison, the average jobs density in both the North West and Great Britain is 0.8. Gross weekly pay for full-time workers in the borough (£356.20) is also lower than average for the North West (£398.00) and Great Britain (£422.90).

Employment and the Local Economy Output Indicators

Ref	Indicator	Figure 2004/5	Notes
Core 1a	Amount of floorspace developed for employment by type	B1: Nil B2: 1,867 m ² B8: 33,693 m ² Total: 35,560 m ²	
Core 1b	Amount of floorspace developed for employment by type, in employment or regeneration areas	B1: Nil B2: 1,495 m ² (80.1%) B8: 33,693 m ² (100%) Total: 35,188 m ² (99.0%)	
Core 1c	Amount of floorspace developed for employment by type which is on previously developed land	B1: Nil B2: 1,867 m ² (100%) B8: 7,188 m ² (21.3%) Total: 9,055 m ² (25.5%)	
UDP 1	Area of land developed for employment purposes	B1: Nil B2: 0.47 ha B8: 10.02 ha Total: 10.49 ha	The area of land developed for employment purposes is less than previously published as The Car People site on Ashton Moss has been excluded. Although it provides employment, it is Sui Generis. If included, the figure would have been 13.06 ha
Core 1d UDP 2	Employment land available, by type	B1: 16.18 ha B2: 6.14 ha B8: 2.97 ha General: 67.03 ha Total: 92.32 ha	Please note that there is a very slight variation between this figure and the figure reported in the RSS Annual Monitoring Report (92.4 ha) due to a small difference in the definition of the indicator.
Core 1e	Losses of employment land in: (i) Employment / regeneration areas (ii) Local authority area	(i) 2.57 ha (ii) 3.94 ha	Relate to losses of employment land from last year's supply
Core 1f	Amount of employment land lost to residential development	1.37 ha	Relates to losses of employment land from last year's supply
UDP 3	Area of land previously used for employment which was developed for other uses	4.13 ha	Relates to land previously used for employment (i.e. working sites not necessarily in the supply of available land). Sites are deemed to have been lost to employment-generating uses once alternative development has commenced.

Table 2.3

2 Employment and The Local Economy

Employment and the Local Economy Contextual Indicators

Ref	Indicator	Source	Figure 2004/5	Notes
Econ 1	Working age resident population	Midyear Population Estimates 2004	132,200 (68,300 males, 64,000 females)	61.9% of the total resident population is of working age
Econ 2	Economically active population	Annual Population Survey 2004/5	102,800 (56,000 males, 46,300 females)	77.8% of the working age population is economically active
Econ 3	Percentage unemployment gap between the average top three highest and bottom three lowest wards in the borough	LPI109	3.33%. Missed target of 3.23%	Risen slightly from 3.30% in 2003/4
Econ 4	Household income level	Corporate Plan 2005-8	£26,300	Average household income has risen by 12.2% since 2001/2
Econ 5	Number of VAT registered businesses per 1,000 residents	VAT Registrations / Deregistrations by Industry 2004	21.69	Comparisons: Stockport 30.62 Manchester 25.41 Oldham 21.64 High Peak 32.62
Econ 6	Gross weekly pay for full time workers	Annual Survey of Hours and Earnings (2004)	£356.20	Comparisons: North West £398.00 GB: £422.90
Econ 7	Employment by occupation	Annual Population Survey 2004/5	Managers and senior officials 13.1%; professional occupations 8.3%; associate professional & technical 14.4%; administrative & secretarial 14.0%; skilled trades occupations 12.3%; personal services occupations 7.1%; sales and customer services occupations 9.8%; process plant & machine operatives 10.4%; elementary occupations 10.2%	See table 2.2 for further details and comparisons
Econ 8	Jobs Density (ratio of total jobs to working age population)	Jobs Density (2003)	0.6 (2003)	Comparisons: North West 0.8 GB 0.8
Econ 9	Average House Price	Land Registry	£106,569	Based on all sales April 2004 – March 2005
Econ 10	Proportion of all employment in manufacturing	Annual Business Enquiry (Dec 2004)	22.9%	Greater Manchester 12.6%
Econ 11	Percentage of all businesses that employ 10 people or less	Annual Business Enquiry	81.8%	

Table 2.4

3 Housing and Population

Housing Trajectory

3.1 The graph below represents Tameside's Housing Trajectory. It shows past conversion and completion rates, then projected conversions and completions for ten years from the adoption of the UDP. It is intended to show how the 'plan, monitor and manage' approach to housing delivery is working in Tameside.

3.2 The graph below (figure 3.1), supported by Appendix B, estimates the provision of housing by adding together the allocated housing sites, sites with planning permission, and the residue of sites under construction. Then we add an estimate of the number of sites likely to come forward as windfall (including conversions) based on a trend projection. Finally, based on our knowledge of regeneration performance and industry surveys, we divide the identified supply into the years that the supply will yield completed housing.

3.3 The distribution of this forecast across the 10-year timescale shows key regeneration schemes coming forward in the middle years but then the forecast completion rate tailing off towards the end because sites are not identified so far ahead. There is, however, a modest increase in windfall allowance at this later stage because such sites will still come forward.

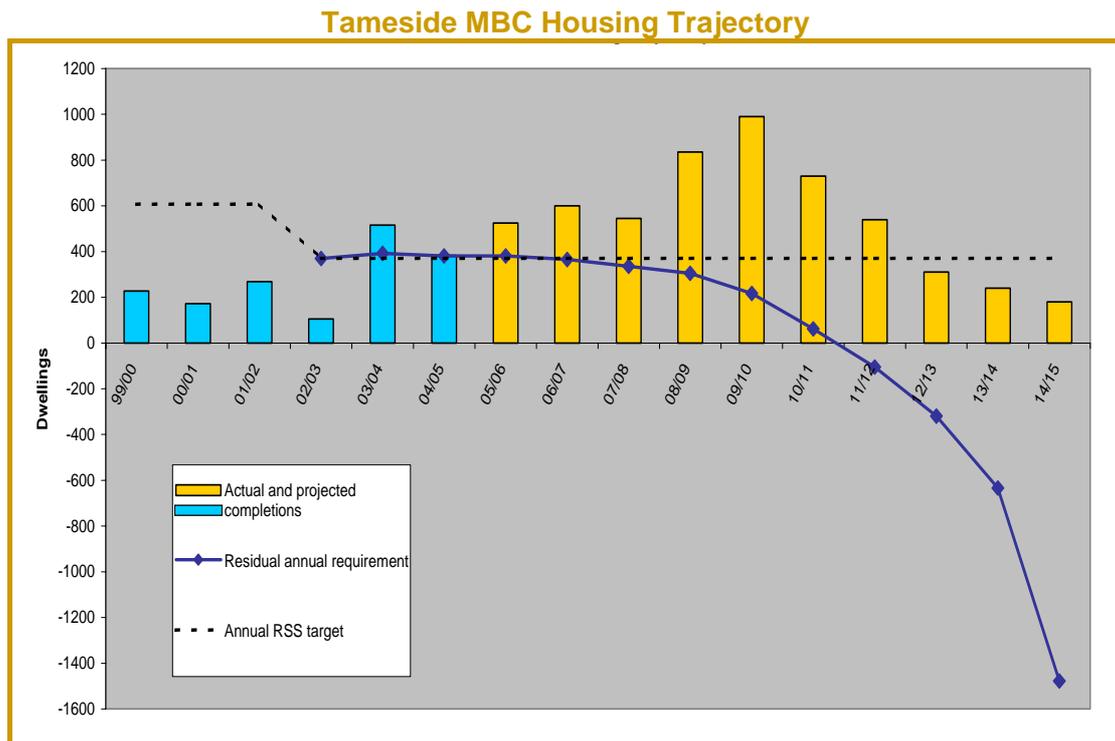


Figure 3.1

3.4 The graph over the page (figure 3.2) then shows how projected housing completions over the 10-year period perform against the planned build rates (UDP Policy H1 rate of 370 houses per year net of demolition). In our case this shows a forecast of accumulating over-provision against the planned rate (see Appendix B).

3.5 At each year, as the trajectory progresses, the accumulating over-provision is divided by the number of years left in the timescale. This is the time left in the trajectory to deal with accumulating over-provision. If no action is taken, a dramatic over-provision appears in the end years of our trajectory.

3 Housing and Population

Difference between cumulative total and cumulative target

(Graph shows how many dwellings the Council may be ahead of its cumulative allocation in the years up until 31st March 2016)

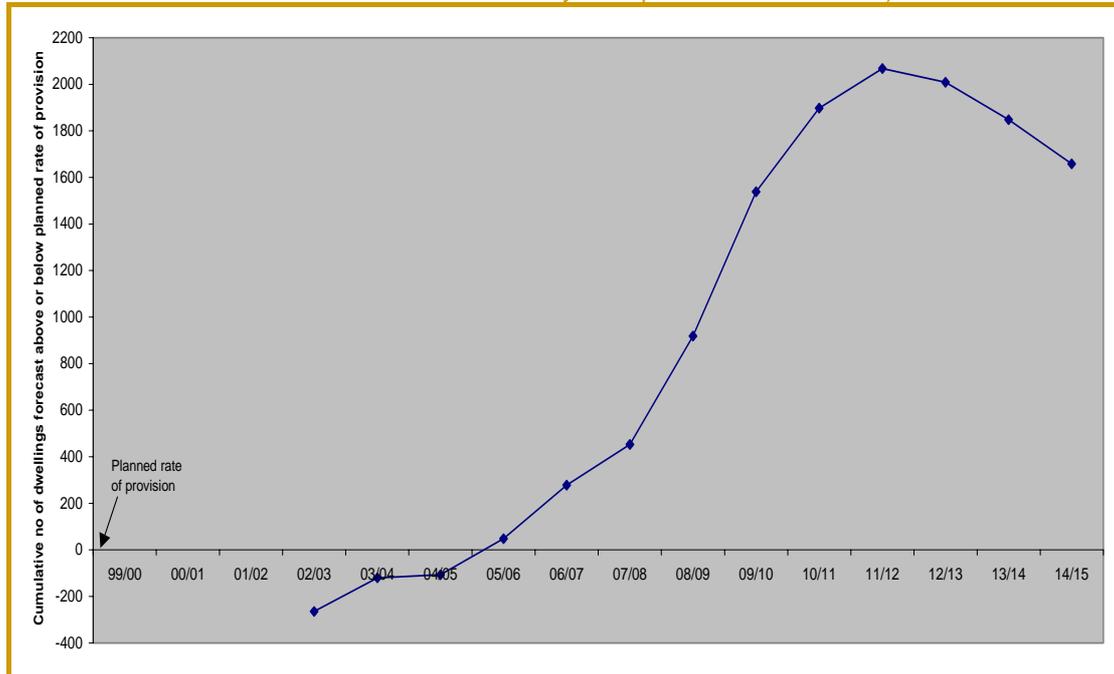


Figure 3.2

3.6 With this trajectory, we can see that over-provision may become critical in the years starting 2008/9. This means that, by that date, we would have needed to have introduced housing restraint policy unless there is a change to regional policy. At the time of writing, this latter course seems the more likely judging from the discussions underway over RSS. The need, therefore, to decide on policy restraint can wait until next year's monitoring report.

3.7 This trajectory forecasting will therefore continue from now to be updated annually as part of the annual monitoring report but for this year, Tameside's housing trajectory for 2004/5 therefore shows:

- net additional dwellings for the five year period 1st April 1999 to 31st March 2004;
- the annual net additional dwelling requirement;
- an estimate of the houses lost to the supply through conversion or demolition; and
- the number of dwellings needed or projected over-provision, as the case may be to meet overall housing requirements, having regard to performance.

See Appendix B for comprehensive data table of housing trajectory figures

Population

3.8 Tameside Metropolitan Borough is just over 103 sq. km in size and has a resident population of 213,700 giving an average population density of 2072 persons per sq. km. Given that the borough has distinct urban and rural areas, there is a wide variation in population density.

3 Housing and Population

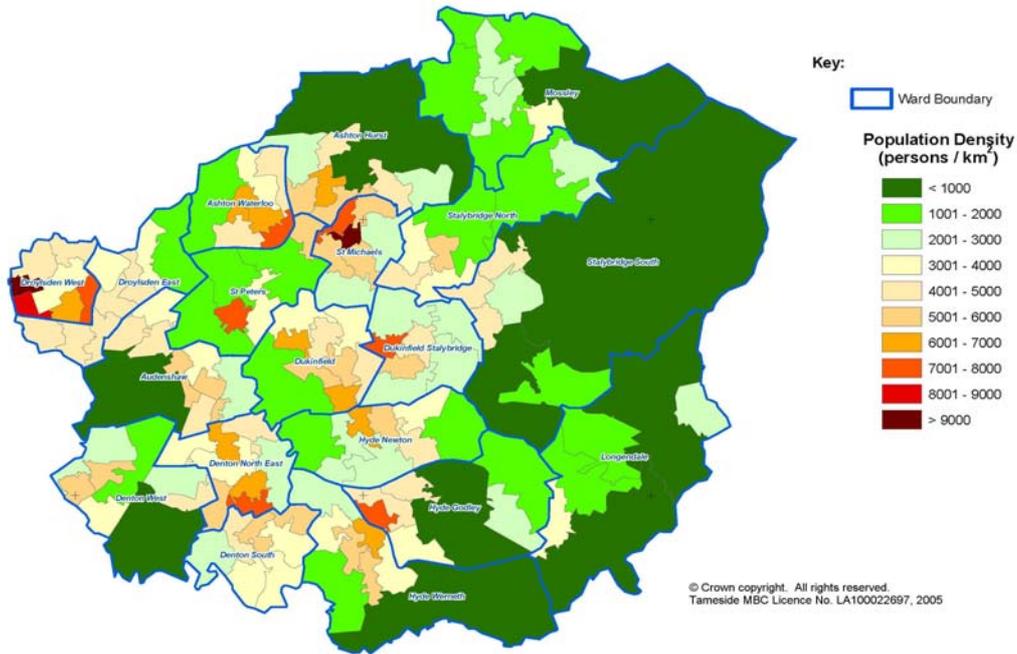


Figure 3.3. Data source: Census 2001

3.9 The proportion of residents from different ethnic minorities varies greatly within the borough. In Ashton St Peters ward, the Black and Minority Ethnic (BME) population accounts for 24% of people, whilst in Longdendale ward, this figure is only 1.5%. There is a large Bangladeshi community in Hyde, whilst there are sizeable Indian and Pakistani Communities in Ashton.

Ethnic Composition:

	Tameside	North West	England & Wales
White	94.57	94.44	91.31
White; British	92.70	92.17	87.49
White; Irish	0.91	1.15	1.23
White; Other White	0.96	1.11	2.59
Mixed	0.79	0.93	1.27
Mixed; White & Black Caribbean	0.31	0.33	0.46
Mixed; White & Black African	0.11	0.15	0.15
Mixed; White & Asian	0.24	0.26	0.36
Mixed; Other Mixed	0.13	0.20	0.30
Asian or Asian British	3.97	3.42	4.37
Asian or Asian British; Indian	1.45	1.07	1.99
Asian or Asian British; Pakistani	1.22	1.74	1.37
Asian or Asian British; Bangladeshi	1.17	0.39	0.54
Asian or Asian British; Other Asian	0.14	0.22	0.46
Black or Black British	0.27	0.62	2.19
Black or Black British; Caribbean	0.16	0.30	1.08
Black or Black British; African	0.08	0.24	0.92
Black or Black British; Other Black	0.03	0.08	0.18
Chinese or Other Ethnic Group	0.40	0.60	0.86
Chinese or Other Ethnic Group; Chinese	0.30	0.40	0.44
Chinese or Other Ethnic Group; Other Ethnic Group	0.11	0.20	0.42

Table 3.1. Source: Census 2001

3 Housing and Population

Religion:

Religion Stated as:	Tameside	North West	England & Wales
Christian	75.54	78.01	71.75
Buddhist	0.13	0.18	0.28
Hindu	1.36	0.40	1.06
Jewish	0.04	0.42	0.50
Muslim	2.52	3.04	2.99
Sikh	0.03	0.10	0.63
Other	0.17	0.16	0.29
No Religion	12.10	10.48	14.81
Not Stated	8.11	7.23	7.71

Table 3.2. Source: Census 2001

Deprivation

3.10 According to 2004 indices of multiple deprivation, Tameside is the 49th most deprived local authority area (out of 354). This also masks great differences within the borough. Although there are a number of Super Output Areas (SOAs) that appear in the least deprived categories, there are also many that are within the 10% most deprived in the country.

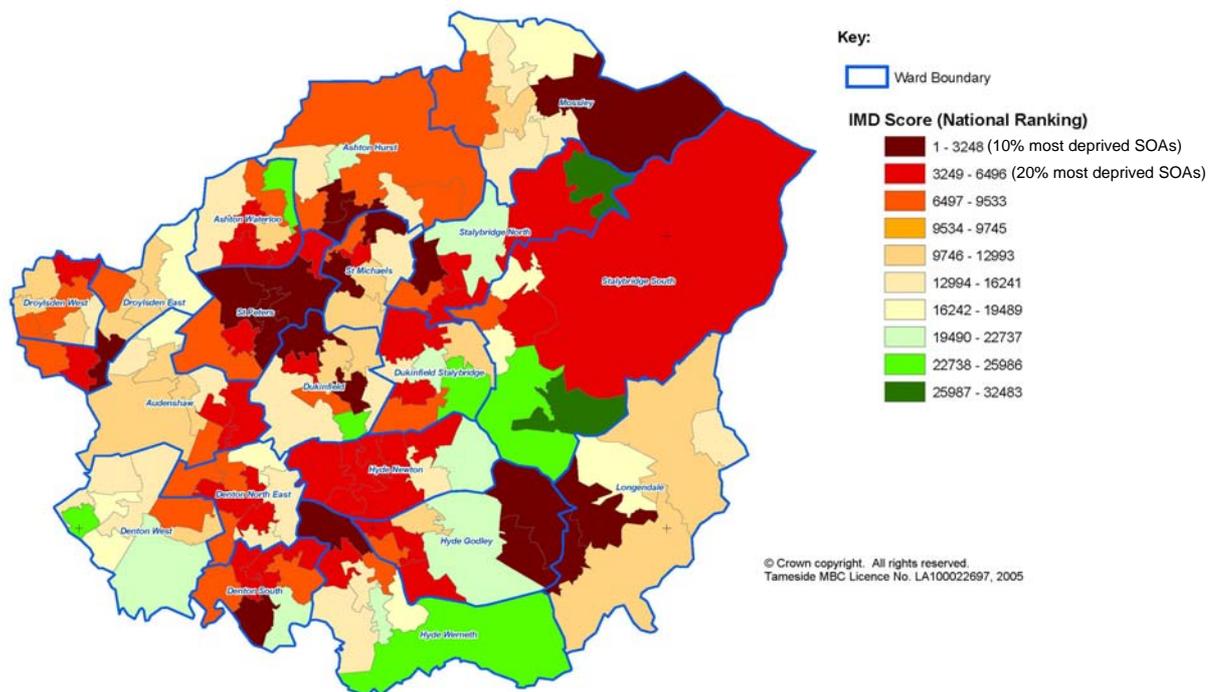


Figure 3.4. Source: ODPM 2004

Social and Affordable Housing

3.11 No new-build social or affordable houses or flats were completed during the year according to Council Tax records. However, two dwellings in this category were brought back into residential use following alteration / renovation work. It is unusual for no social or affordable dwellings to be constructed over a whole year. For example, there were 52 constructed during 2003-4. Further new-build completions are expected in 2005-6 and subsequent years.

3 Housing and Population

3.12 At present, social and affordable housing in the borough can be expected from Registered Social Landlords and not the private sector. UDP Policy H4 allows the Council to seek an element of subsidised or low cost market housing to be provided in conjunction with private development proposals. However, there is currently insufficient evidence of need to implement this policy.

Housing and Population Output Indicators

Ref	Indicator	Figure 2004/5	Notes
Core 2a UDP 6	Housing trajectory showing: (i) Net additional dwellings over the previous five year period (ii) Net additional dwellings for the current year (04/05) (iii) Projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer (iv) The annual net additional dwelling requirement (v) Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance	(i) 1999-2000: 227 2000-2001: 172 2001-2002: 268 2002-2003: 105 2003-2004: 515 (ii) 2004-2005: 383 (iii) 2005-2006: 525 2006-2007: 600 2007-2008: 545 2008-2009: 835 2009-2010: 990 2010-2011: 730 2011-2012: 540 2012-2013: 310 2013-2014: 210 2014-2015: 180 (iv) 370 (v) 2002-2003: 370 2003-2004: 392 2004-2005: 381 2005-2006: 381 2006-2007: 365 2007-2008: 335 2008-2009: 305 2009-2010: 217 2010-2011: 62 2011-2012: -105 2012-2013: -319 2013-2014: -634 2014-2015: -1478	See figures 3.1 and 3.2 for graphical representation of data and Appendix B for raw data table
Core 2b UDP 6	Percentage of new and converted dwellings on previously developed land	461 dwellings out of 582 built on previously developed land (79.2%)	
Core 2c	Percentage of new dwellings completed at: (i) Less than 30 dwellings per hectare (ii) Between 30 and 50 dwellings per hectare (iii) Above 50 dwellings per hectare	(i) Less than 30 dwellings per ha – 41 dwellings (7.1%) (ii) 30 to 50 dwellings per ha – 197 dwellings (34.1%) (iii) More than 50 dwellings per ha – 340 dwellings (58.8%)	
Core 2d UDP 7	Affordable housing completions	None	However 2 dwellings in this category were brought back into residential use following alteration / renovation work

3 Housing and Population

Ref	Indicator	Figure 2004/5	Notes
UDP 4	Total number of new dwellings completed	574 gross permanent dwellings (345 before 17/11/04; 229 after) 191 dwelling losses (124 before 17/11/04; 67 after) 383 net permanent dwelling gains (221 before 17/11/04; 162 after) The current Unitary Development Plan was adopted on 17/11/04	The 'gross' figure of 574 excludes 8 dwellings lost in conversion where there has been a net increase. However, the higher, true gross figure of 582 has been used for calculating the % of new dwellings on previously developed land (core indicator 2c)
UDP 5	Number of dwellings completed on windfall sites	126 out of 574 (22.0%)	
UDP 8	Number of dwellings cleared, including tenure and occupancy	Total net loss: 191	Figures comprises 27 conversions with a net loss; 116 demolitions; 48 other or unknown reason
UDP 9	Remaining supply of land for housing development	152.5 ha	

Table 3.3

Housing and Population Contextual Indicators

Ref	Indicator	Source	Figure 2004/5	Notes
Pop 1	Total resident population	Midyear Population estimates	213,700 (104,000 males, 109,700 females)	
Pop 2	Population Density	Midyear Population Estimates	The size of the borough is 103.16 km ² so the average population density in 2004 was 2072 persons per km ²	This masks great contrasts between areas of the borough. See Figure 3.3 for a geographical view based on 2001 Census data
Pop 3	Number of households	Census 2001	89,981	
Pop 4	Ethnic Composition	Census 2001	White 94.57%; Mixed 0.79%; Asian or Asian British 3.97%; Black or Black British 0.27%; Chinese or Other Ethnic Group 0.40% (2001)	See table 3.1 for further details and comparisons
Pop 5	Religion	Census 2001	Christian 75.54%; Buddhist 0.13%; Hindu 1.36%; Jewish 0.04%; Muslim 2.52%; Sikh 0.03%; Other 0.17%; No Religion 12.10%; Not Stated 8.11% (2001)	See table 3.2 for comparisons
Pop 6	Average Household Size	Census 2001	2.4 (2001)	England and Wales average is also 2.4
Pop 7	Percentage of homes unfit for use	ODPM Housing Investment Strategy 2004 Statistical Index	5% (2003/4)	
Pop 8	Number of unfit homes in social housing	Community Strategy Update 2005	None	Reduced from 186 in 2002/3

3 Housing and Population

Ref	Indicator	Source	Figure 2004/5	Notes
Pop 9	Proportion of social housing not meeting the Decent Homes Standard	Community Strategy Update 2005	21.6%	Action underway to improve this, including a large capital investment in Hattersley & Haughton Green
Pop 10	Number of vacant private sector dwellings returned to occupation	BVPI 64	36	Up from 28 in 2003/4 but missed target of 45
Pop 11	Proportion of unfit private sector dwellings made fit or demolished as a direct result of action by the Council	BVPI 62	3.02%	Up from 2.81% in 2003/4
Pop 12	Percentage of dwellings empty	ODPM Housing Investment Strategy 2004 Statistical Index	5% (2003/4)	
Pop 13	Indices of multiple deprivation	Office of the Deputy Prime Minister	Tameside is the 49 th most deprived Local Authority Area (out of 354)	See figure 3.4 for geographical spread of deprivation throughout the borough
Pop 14	% Population with no qualifications	NOMIS (2004)	22.9%	
Pop 15	Percentage of pupils obtaining 5 or more GCSEs at A*-C	BVPI 38	44.7% (summer 2004)	Down from 46.1% in summer 2003
Pop 16	Qualifications of working age population	Local Area Labour Force Survey	NVQ4 and above – 15.7% NVQ3 and above – 33.8% NVQ2 and above – 55.3% NVQ1 and above – 71.7% Other qualifications – 5.4% No Qualifications – 22.9% (Figures from 2003/4)	

Figure 3.4

4 Transport

4.1 The extension of the M60 Manchester orbital motorway from the Denton intersection north through Tameside and on to Hollinwood and Middleton opened in 2000, greatly improving transport links and connecting the borough to the national motorway network. The Ashton Northern Bypass (stage 1) opened in 2004. The Mottram – Tintwistle bypass is still in the Highways Agency's Targeted Programme of Improvements with a public inquiry anticipated in 2006.

Tameside connections to Greater Manchester and beyond:

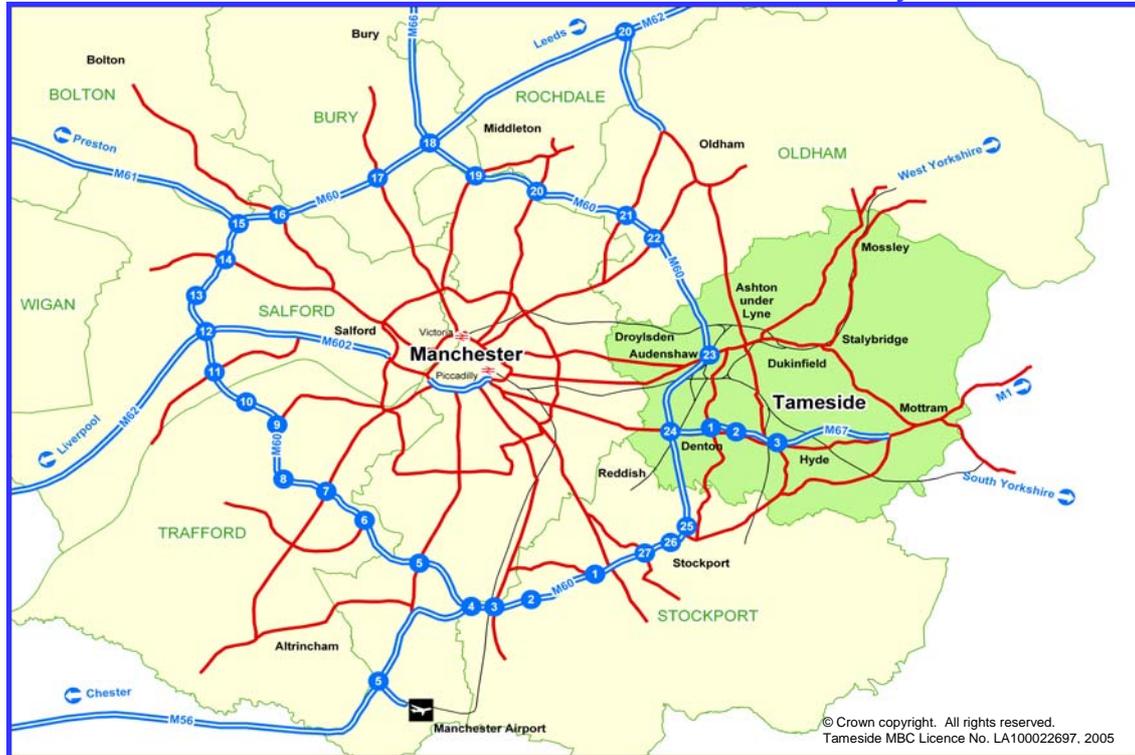


Figure 4.1

4.2 The new Hyde bus station was completed in 2004. £520 million is still available from the Government to help fund the extension to the Manchester Metrolink light rail scheme, including the line through East Manchester to Ashton. The Greater Manchester Passenger Transport Executive is working on proposals for a bid for extra funding from the Government's Transport Innovation Fund. These plans will be submitted to the Government in March.

Proposed Metrolink route and stops through Tameside:

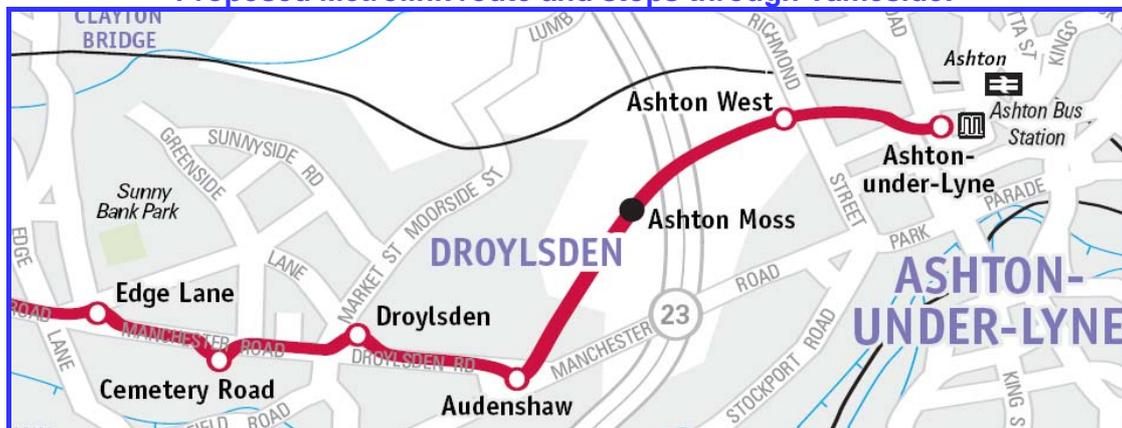


Figure 4.2. Source: GMPT, © LA08900L 2005.

4 Transport

Parking Standards

4.3 56% of new non-residential developments comply with the parking standards set out in the UDP. However, the non-compliant developments are generally smaller than those that comply; 92% of new non-residential floorspace is in developments that comply with maximum parking standards.

Non-residential developments complying with parking standards in the UDP:

Development type	Developments completed	Developments compliant	% Compliant based on floorspace	% Compliant based on number of developments
Use Class A	7,621m ² (1 development)	7621 m ² (1 development)	100%	100%
Use Class B	35,560 m ² (6 developments)	33,276 m ² (3 developments)	93.6%	50%
Use Class D	1,796 m ² (2 developments)	594 m ² (1 development)	33.1%	50%
All non-residential development	44,977 m ² (9 developments)	41,491 m ² (5 developments)	92.2%	55.6%

Table 4.1. (Use Classes from the Use Classes Order 1987 (as amended))

4.4 Guidance from ODPM requires the Council to monitor the amount of residential development within 30 minutes public transport time of a variety of facilities and services. Initial guidelines indicated that public transport could include walking and cycling. Transport for London figures show that a four-mile cycle journey takes 22 minutes. Due to the compact nature of the borough and its high proportion of urban areas, the whole borough is within four miles of each of the facilities / services listed. It therefore follows that 100% of new housing development is also within four miles, and consequently within 30 minutes travelling time of each of the facilities / services.

4.5 Revised guidance issued in October 2005 did not include cycling in the definition of public transport. At present, it is not feasible to calculate the extent of the borough that is within 30 minutes public transport time of each of the features / services by “using local timetables, interchange times on scheduled arrival times of connecting public services and walking distance to access points” as suggested by the ODPM. This monitoring report therefore uses the initial definition of the indicator, which included cycling as a mode of public transport.

Transport Output Indicators

Ref	Indicator	Figure 2004/5	Notes
Core 3a	Amount of completed non-residential development within Use Classes A, B and D complying with car-parking standards set out in the local development framework.	Use Class A: 100% Use Class B: 93.6% based on floorspace; 50% based on developments Use Class D: 33.1% based on floorspace 50% based on developments Total: 92.2% based on floorspace 55.6% based on developments	See table 4.1 for further details
Core 3b	Amount of new residential development within 30 minutes public transport time of various facilities and services	GP: 100% Hospital: 100% Primary School: 100% Secondary School: 100% Area of employment: 100% Major retail centre: 100%	Definition of public transport used includes cycling.

Table 4.2

4 Transport

Transport Contextual Indicators

Ref	Indicator	Source	Figure 2004/5	Notes
Tran 1	Percentage of people travelling to work by public transport	Census 2001	15% (2001)	England & Wales average is 14.5%
Tran 2	Percentage of public transport users owning a car or van	Census 2001	67% (2001)	England & Wales average is 69%
Tran 3	% of people travelling less than 10km to work	Census 2001	76% (2001)	England & Wales average is 58%
Tran 4	Number of people killed and seriously injured on the road	BVPI 99a	94	

Table 4.3

4.6 A whole suite of indicators are being developed for the Greater Manchester Local Transport Plan, which will be included in future monitoring reports.

5 Local Services and Retail

5.1 The most significant retail development in the borough during recent years is the 19,695 m² Crown Point North retail park in Denton. In addition, there were new units (12,589 m²) at Droylsden Shopping Centre (both schemes completed late 2003/4). This year, the new Morrison's Superstore (7,621 m² gross) has opened in Denton.

5.2 Stalybridge town centre has seen a revival, with the re-opening of the Huddersfield Narrow Canal through the town and the emergence of a new bar and café culture. Ashton-under-Lyne is now classified as the 3rd busiest town centre in Greater Manchester, despite a devastating fire in the historic market hall in May 2004. A temporary replacement market hall has been erected close to the site of the original whilst the original hall is rebuilt. Plans for the new hall are being considered at present.

Number of commercial premises in each town centre including vacancies (2003)

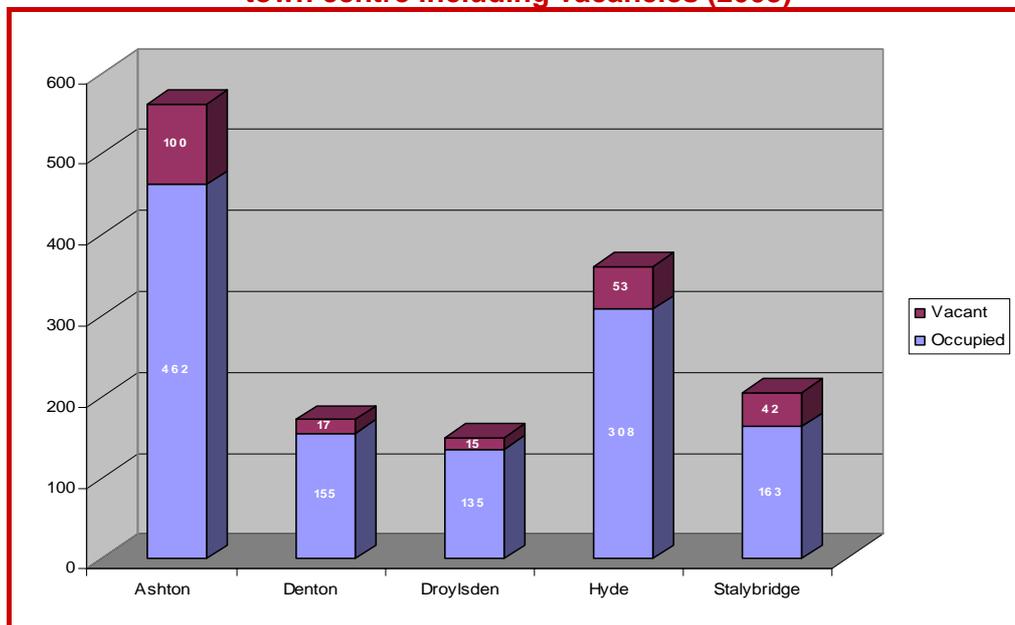


Figure 5.1

5 Local Services and Retail

Local Services and Retail Output Indicators

Ref	Indicator	Figure 2004/5	Notes
Core 4a	Amount of completed retail, office and leisure development respectively	Retail: 7,621 m ² (gross) 5,866 m ² (net) Office: nil Leisure: 1,796 m ²	
Core 4b	Amount of completed retail, office and leisure development respectively in town centres	Retail: 7,621 m ² (100%) Office: nil Leisure: 0 m ² (0%)	
UDP 11			
UDP 10	Number of commercial premises in each town centre and vacancy ratio	Ashton-under-Lyne: 562 premises, 100 vacant (17.8%) Denton: 172 premises, 17 vacant (9.9%) Droylsden: 150 premises, 15 vacant (10.0%) Hyde: 361 premises, 53 vacant (14.7%) Stalybridge: 205 premises, 42 vacant (20.5%) All data from 2003	This data was collected in summer 2003 for the centres listed. Data was not collected for Mossley or Hattersley town / district centres. The high vacancy rate for Ashton was partly due to the fact that Clarence Arcade was being renovated and many of its units were empty at the time.

Table 5.1

Local Services and Retail Contextual Indicators

Ref	Indicator	Source	Figure 2004/5	Notes
LSR 1	Satisfaction with the Borough as a place to live	3-yearly residents' opinion survey (MORI North, Dec 04 – Jan 05)	84%	Up from 75% in 2001
LSR 2	Crime rate in Tameside	Community Strategy Update 2005	114.7 crimes per 1,000 residents (2004/5)	Down from 130.1 per 1,000 residents in 2001/2

Table 5.2

6 Conservation and Environment

6.1 In Tameside, there are 312 listings covering 423 individual buildings. Of these listings, there are two grade I listings (0.6%), 18 grade II* listings (5.8%) and 292 grade II listings (93.6%). Listed buildings are well distributed throughout the borough.

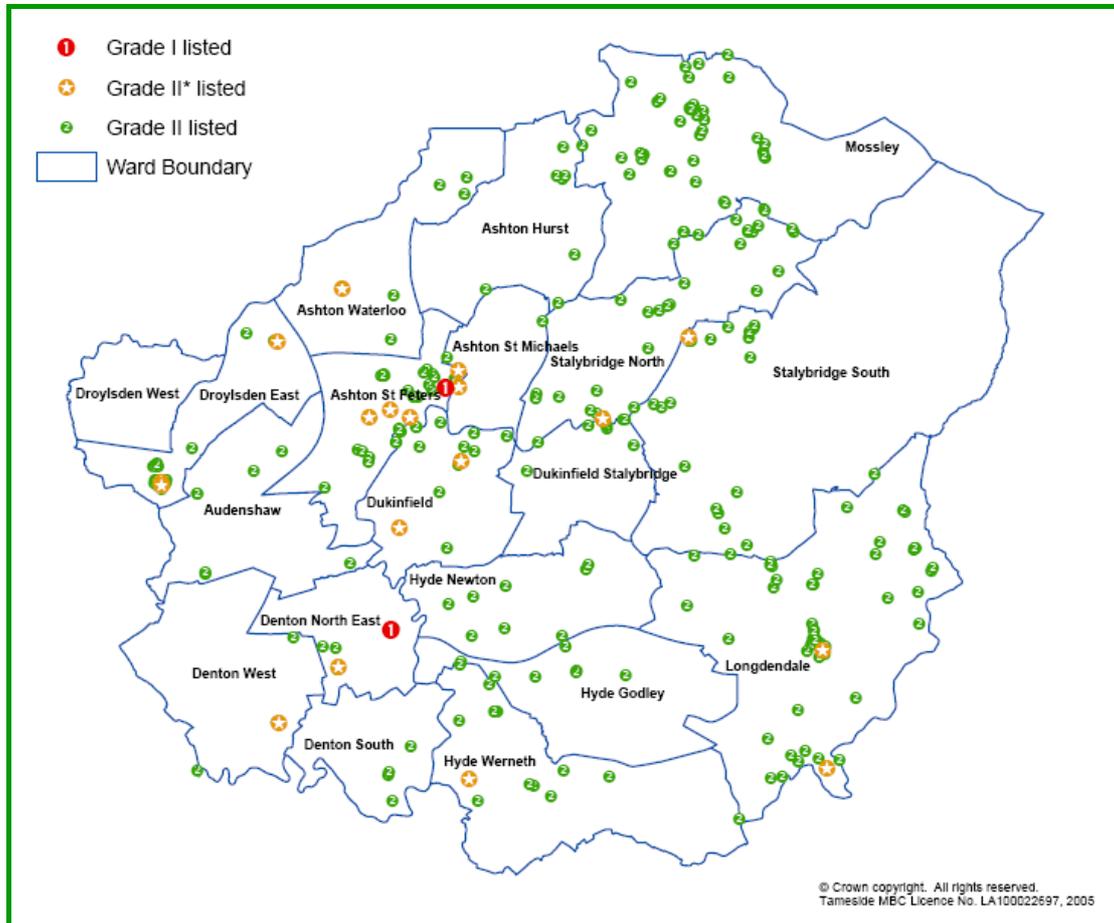


Figure 6.1

6.2 There are 182 confirmed tree preservation orders (TPOs) in Tameside. A continuing programme of monitoring and updating is underway. During the year, 14 new TPOs were confirmed, protecting an additional 217 individual trees and 0.76 ha of net additional woodland.

Conservation and Environment Output Indicators

Ref	Indicator	Figure 2004/5	Notes
Core 4c	Amount of eligible open spaces managed to green flag award standard	<p>Total open space is 1,488 ha. Three open spaces have been awarded the green flag:</p> <ul style="list-style-type: none"> o Park Bridge Heritage Centre – 37 ha o Victoria Park, Denton – 1.9 ha o Werneth Low Country Park – 81 ha <p>The total amount of open space with a green flag award is 120 ha (8.06% of the total open space)</p>	Only open spaces with the green flag award are counted. It is not known how many are managed to the standard but do not have the award.

6 Conservation and Environment

Ref	Indicator	Figure 2004/5	Notes
UDP 12	Net change in protected green space	Total amount of Protected Green Space as defined in the 2004 Adopted UDP is 1,053 ha. During the year, 0.66 ha of protected green space was lost due to developments starting.	
UDP 13	Net change in buildings protected for heritage value and in number of buildings at risk	There are 312 listings in Tameside (covering 423 buildings). There were no new listings or de-listings during the period. There were 72 buildings at risk in June 2004. This had decreased to 71 in June 2005	Numbers of buildings at risk are reported at the Buildings at Risk Group meetings. The data is not available from March 2004 – March 2005 as there were no meetings during these months.
Core 8 UDP 14	Change in areas and populations of biodiversity importance, including (i) change in priority habitats and species (by type) (ii) Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.	(i) Baseline data does not exist for this indicator and the Council cannot provide this information. (ii) There are 54 Sites of Biological Importance (SBIs) in total. There was no net change during the year (1 was lost and 1 added to the list). The total area of SBIs within the borough was 996.4 ha at the end of the period, an increase of 4.8 ha throughout the year.	The Council have commissioned the Greater Manchester Ecology Unit to collect the baseline information for part (i) as part of a new biodiversity study. This information will therefore be available from 2006 onwards.
UDP 15	Net change in protected trees and woodland	+217 Trees (individual trees and trees in groups) +0.76 ha (woodlands)	
Core 9	Renewable energy capacity installed by type	There are no known generators of renewable energy in the Borough	
UDP 16	Net change in area of derelict land	5.53 ha reduction in derelict land during the year (down from 93.4 ha to 87.9 ha)	Sites smaller than 0.25 ha are not included in the NLUD return, so any changes to smaller sites have not been included. Further reductions in the amount of derelict land are expected in the near future as the result of various approved residential schemes.
Core 7	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	None	

Table 6.1

6 Conservation and Environment

Conservation and Environment Contextual Indicators

Ref	Indicator	Source	Figure 2004/5	Notes
Env 1	Percentage of residents satisfied with local parks and open spaces	ODPM neighbourhood Renewal Unit	67% (2003)	
Env 2	Percentage of land area covered by scrub and woodland	www.magic.gov.uk	6%	
Env 3	Number of SSSIs (Sites of Special Scientific Interest)	Tameside UDP Nov 2004	2	Huddersfield Narrow Canal and Boar Flat
Env 4	Percentage of SSSIs in a favourable position	www.magic.gov.uk	94%	
Env 5	Number of SBIs (Sites of Biological Importance)	Tameside UDP Nov 2004	54	
Env 6	Percentage of river stretches of good or fair quality	DEFRA e-digest statistics – inland water quality	Biological water quality: 73% fair and 27% poor Chemical water quality: 69% good, 23% fair and 9% poor	
Env 7	Number of Air Quality Management Areas declared	Air Quality Management Plan	6 AQMAs in Tameside around the M60 Ashton, A57/M67, A635, A57 Mottram and B6169 at Audenshaw	
Env 8	Percentage of listed buildings at risk	English Heritage	Approx 23%	
Env 9	Number of conservation areas and combined area in ha	Tameside UDP Nov 2004	9 (158.6 ha in total)	

Table 6.2

7 Minerals and Waste

Minerals and Waste Output Indicators

Ref	Indicator	Figure 2004/5	Notes
Core 5a	Production of primary land won aggregates	Combined figure for Greater Manchester, Merseyside, Halton & Warrington is 1.9 million tonnes (2003)	This data is only available at the scale listed. The Council does not have the ability to monitor this, and the Greater Manchester Geological Unit cannot provide the data at Borough level due to confidentiality reasons
Core 5b	Production of secondary / recycled aggregates	Combined figure for the Northwest region is 4.68 million tonnes of recycled aggregates (2003)	This data is only available at the regional scale. The Regional Aggregate Working Party is discussing ways that more accurate information can be provided.
Core 6a	Capacity of new waste management facilities by type	The Council does not monitor the capacity of new waste facilities and is not in a position to provide this data.	The Greater Manchester Geological Unit are in the process of preparing a waste facility database, and will be in a position to provide this information in subsequent monitoring reports
Core 6b	Amount of municipal waste arising and managed by management type, and the percentage each management type represents of the waste managed.	Total waste arising: 103,232 tonnes Recycled: 10,395t (10.07%) Incinerated: 170t (0.16%) Sent to landfill: 98,667t (89.77%)	

Table 7.1

Minerals and Waste Contextual Indicators

Ref	Indicator	Source	Figure 2004/5	Notes
Min 1	Amount of waste collected from households	BVPI 84	389 kg / head	Met target of 410 kg / head. Figure has fallen from 439 kg / head in 2003/4
Min 2	Proportion of household waste recycled	BVPI 82a(i)	11.41%	Up from 8.43% in 2003/4
Min 3	Proportion of household waste composted	BVPI 82b(i)	1.11%	
Min 4	Number of properties covered by the blue / green / brown bin collection service	Community Strategy Update 2005	Blue bin (paper) – 82,000 Green bin (glass) – 55,000 Brown Bin (garden waste) – 27,000 (March 2005)	

Table 7.2

8.1 Paragraph 4.47 of PPS12 suggests how the annual monitoring report should review plan progress against targets and milestones for component documents set out in the Local Development Scheme (LDS). Therefore the following tables set out where we have met targets, where we are still on target, we are falling behind and where we propose changes to the LDS as a consequence.

8.2 Suggestions and reasons for change to the LDS are then offered. Any documents adopted are also listed with relevant dates. Proposed changes will be prepared for submission to the Secretary of State as soon as practicable in the New Year.

8.3 The Council has considered actual local development document preparation progress against that scheduled in the scheme in terms of the following milestones:

For the statement of community involvement:

- commencement of document preparation
- public participation on draft statement (Regulations 25 and 26);
- submission to the Secretary of State (Regulation 28);
- pre-examination meeting;
- examination date;
- receipt of Inspector's binding report; and
- adoption and publication.

For development plan documents:

- commencement of document preparation
- consultation on the scoping report for the sustainability appraisal,
- consultation on Issues and Options
- public participation on preferred options document and sustainability appraisal report(Regulation 26);
- submission of development plan document and sustainability appraisal report to Secretary of State (Regulation 29);
- pre-examination meeting;
- examination date;
- Inspector's binding report; and
- adoption and publication of document and revised proposals map, publication of a statement setting out how the sustainability appraisal and consultation influenced the preparation of the plan, and publication of monitoring measures.

For supplementary planning documents:

- commencement of document preparation
- preparation of the scoping report for the sustainability appraisal,
- Stakeholder and Community Involvement
- draft supplementary planning document and sustainability appraisal report issued for public participation (Regulation 17);
- adoption and publication of document, publication of a statement setting out how the sustainability appraisal and consultation influenced the preparation of the plan and publication of monitoring measures.

**Tameside Local Development Scheme Monitoring:
Statement of Community Involvement**

Milestones	Scoping of SCI		Consultation and Participation on Draft SCI (Reg. 25 & Reg 26)		Milestone for Submission to SoS and start of deposit period		Milestone for Pre Examination Meeting		Milestone for end of examination		Inspectors Binding Report		Adoption and publication of document		
	Type	LDS Date	Started	BVPI Milestone LDS Date	Actual Date	BVPI Milestone LDS Date	Actual Date	LDS Date	Actual Date	LDS Date	Actual Date	Estimate	Actual Date	BVPI Milestone LDS Date	Actual Date
Statement of Community Involvement	SCI	March-June 2005	✓	Reg 25 Started 8th July 2005 Reg 26 started 25th July 2005	July-August 2005	Submitted Nov-05 28th Nov 2005	Jan-06		Mar-06					Jul-06	
Current Status: On target.															

Table 8.1

Tameside Local Development Scheme Monitoring: Development Plan Documents

Milestones	Commencement and evidence gathering		Consultation on SA Scoping Report		Pre Submission Consultation (Issues and Options)		Public Participation on Preferred Options and SA Report (Reg 26)		Milestone for Submission to SoS (Reg 29)		Milestone for Pre Examination Meeting		Examination Date		Inspectors Binding Report		Adoption and publication of document			
	Type	LDS Date	Started	BVPI Milestone	LDS Date	Actual Date	LDS Date	Actual Date	BVPI Milestone	LDS Date	Actual Date	LDS Date	Actual Date	LDS Date	Actual Date	Estimate	Actual Date	BVPI Milestone	LDS Date	Actual Date
Hattersley Action Area Plan	DPD	Feb/June 2005	✓	N/A	21-Nov-05 2005	Jun/July 2005	Started May 2005 and finished Aug 2005	Dec 2005/Jan 2006	Apr-06	Sep-06	Nov-06	n/a	n/a	Jul-07						
Current Status: Preferred Options in preparation, consultation to start in January 2006. Publication of the Scoping Report for SA was withheld to await publication of ODFM guidance on SA and as a result of PDG funding uncertainties.																				
Core Strategy for Tameside																				
	DPD	Feb/Nov 2005	✓	N/A	21-Nov-05 2006	Dec 2005/Jan 2006	19th Dec 2005 2006	July/Aug 2006	Feb-07	Jun-07	Aug-07	n/a	n/a	Mar-08						
Current Status: Issues and Options in preparation but likely to slip.																				
Fairfield Clough Action Plan	DPD	Dec 2005/Sept 2006	✓	N/A	Dec 2005/Sept 2006	July/Aug 2007		Dec-07	Apr-08	Jun-08	n/a	n/a	Jan-09							
Current Status: Not actioned as yet																				
Ashton Town Centre Action Plan	DPD	Dec 2005/Sept 2006	✓	N/A	Oct 2006/Dec 2006	July/Aug 2007		Dec-07	Apr-08	Jun-08	n/a	n/a	Jan-09							
Current Status: Not actioned as yet																				

Table 8.2

Tameside Local Development Scheme Monitoring: Supplementary Planning Documents

Milestones	Commencement and evidence gathering		Consultation on SA Scoping Report		Stakeholder and Community Engagement for SPDs		Public Participation on Consultation Draft of SPD and SA Report (Reg 17)		Adoption and publication of document	
	Document	Type	LDS Date	Started	LDS Date	Actual Date	LDS Date	Actual Date	LDS Date	Actual Date
Brookbottom Development Brief	SPD	Aug/Oct 2004	✓	n/a	Nov-04	Nov/Dec 2004	Mar-05	Mar-05	Jul-05	29-Jul-05
Current Status: Adopted and milestones met										
The Evening Economy	SPD	Sept/Dec 2004	✓	n/a	Dec 2004/Mar Feb-05 2005	Feb-05	Jun-05	n/a	Aug-05	n/a
Current Status: Production stalled due to political concerns. LDS needs to be reviewed.										
Residential Guidelines and Extensions	SPD	Sept/Dec 2004	✓	n/a	Feb-04	Jan-Feb 2005	Feb-05	May-05	27-May-05	Aug-05
Current Status: Adopted and milestones met.										
Sustainable Design and Construction Guide	SPD	Completed 2003	✓	n/a	n/a	Completed 2003	Jan-05	24-Jan-05	Oct-05	26-Oct-05
Current Status: Adopted and milestones met.										
Trees, Landscape and Development	SPD	Feb/April 2005	✓	n/a	May/June 2005	May/June 2005	Oct-05	Oct-05	Feb-06	
Current Status: Draft still in preparation and milestones missed due to unexpected reduction in staff resources. LDS needs to be reviewed.										
Greenspace Strategy	SPD	Oct 2004/June 2005	✓	Oct 2004/June 2005	July/Aug 2005	July/Aug 2005	Nov-05	Nov-05	Mar-06	
Current Status: Production will continue as a Council document outside the Local Development Framework.										
Guide to Developer Contributions	SPD	Mar/July 2005	✓	n/a	Aug/Sept 2005	Aug/Sept 2005	Sep-05	Nov-05	Mar-06	
Current Status: Draft in preparation awaiting the clarification of Pre Budget Statement on Planning Gain Supplement. LDS needs to be reviewed										
Public Realm Strategy	SPD	Sept 2005/Jan 2006	✓	n/a	Feb/Mar 2006	Feb/Mar 2006	Aug-06	Aug-06	Nov-06	
Current Status: On target										
Conservation Areas Policy Statement	SPD	April/June 2006		n/a	July/Aug 2006	July/Aug 2006	Dec-06	Dec-06	Apr-07	
Current Status: Not actioned as yet										

Table 8.3

Appendix A: List of Indicators

Local Development Framework Core Output Indicators

Ref	Indicator	Page
Core 1a	Amount of floorspace developed for employment by type	9
Core 1b	Amount of floorspace developed for employment by type, in employment or regeneration areas	9
Core 1c	Amount of floorspace developed for employment by type which is on previously developed land	9
Core 1d	Employment land available, by type	9
Core 1e	Losses of employment land in: (i) Employment / regeneration areas (ii) Local authority area	9
Core 1f	Amount of employment land lost to residential development	9
Core 2a	Housing trajectory showing: (i) Net additional dwellings over the previous five year period (ii) Net additional dwellings for the current year (04/05) (iii) Projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer (iv) The annual net additional dwelling requirement (v) Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance	15
Core 2b	Percentage of new and converted dwellings on previously developed land	15
Core 2c	Percentage of new dwellings completed at: (i) Less than 30 dwellings per hectare (ii) Between 30 and 50 dwellings per hectare (iii) Above 50 dwellings per hectare	15
Core 2d	Affordable housing completions	15
Core 3a	Amount of completed non-residential development within Use Classes A, B and D complying with car-parking standards set out in the local development framework.	19
Core 3b	Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s)	19
Core 4a	Amount of completed retail, office and leisure development	22
Core 4b	Amount of completed retail, office and leisure development in town centres	22
Core 4c	Amount of eligible open spaces managed to green flag award standard	23
Core 5a	Production of primary land won aggregates	26
Core 5b	Production of secondary / recycled aggregates	26
Core 6a	Capacity of new waste management facilities by type	26
Core 6b	Amount of municipal waste arising and managed by management type, and the percentage each management type represents of the waste managed.	26
Core 7	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	24
Core 8	Change in areas and populations of biodiversity importance, including (i) Change in priority habitats and species (by type) (ii) Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.	24
Core 9	Renewable energy capacity installed, by type	24

Table A1

Tameside Unitary Development Plan Output Indicators

Ref	Indicator	Page
UDP 1	Area of land developed for employment purposes, and floorspace provided	9
UDP 2	Remaining supply of land for employment development	9
UDP 3	Area of land previously used for employment which was developed for other uses	9
UDP 4	Total number of new dwellings completed	16
UDP 5	Number of dwellings completed on windfall sites	16
UDP 6	Number and proportion of dwellings completed on brownfield sites and through conversions	15
UDP 7	Number of social or affordable dwellings completed	15
UDP 8	Number of dwellings cleared, including tenure and occupancy	16
UDP 9	Remaining supply of land for housing development	16
UDP 10	Number of commercial premises in each town centre and vacancy ratio	22
UDP 11	New retail and leisure floorspace completed in-centre, edge-of-centre and out-of-centre	22
UDP 12	Net change in protected green space	24
UDP 13	Net change in buildings protected for heritage value and in number of buildings at risk	24
UDP 14	Net change in sites protected for nature conservation value	24
UDP 15	Net change in protected trees and woodland	24
UDP 16	Net change in area of derelict land	24

Table A2

Contextual Indicators

Ref	Indicator	Page
Econ 1	Working age resident population	10
Econ 2	Economically active population	10
Econ 3	Percentage unemployment gap between the average top three highest and bottom three lowest wards in the borough	10
Econ 4	Household income level	10
Econ 5	Number of VAT registered businesses per 1,000 residents	10
Econ 6	Gross weekly pay for full time workers	10
Econ 7	Employment by occupation	10
Econ 8	Jobs Density (ratio of total jobs to working age population)	10
Econ 9	Average House Price	10
Econ 10	Proportion of all employment in manufacturing	10
Econ 11	Percentage of all businesses that employ 10 people or less	10
Pop 1	Total resident population	16
Pop 2	Population Density	16
Pop 3	Number of households	16
Pop 4	Ethnic Composition	16
Pop 5	Religion	16
Pop 6	Average Household Size	16
Pop 7	Percentage of homes unfit for use	16
Pop 8	Number of unfit homes in social housing	16
Pop 9	Proportion of social housing not meeting the Decent Homes Standard	17
Pop 10	Number of vacant private sector dwellings returned to occupation	17
Pop 11	Proportion of unfit private sector dwellings made fit or demolished as a direct result of action by the Council	17
Pop 12	Percentage of dwellings empty	17

9 Appendices

Ref	Indicator	Page
Pop 13	Indices of multiple deprivation	17
Pop 14	% population with no qualifications	17
Pop 15	Percentage of pupils obtaining 5 or more GCSEs at A*-C	17
Pop 16	Qualifications of working age population	17
Tran 1	Percentage of people travelling to work by public transport	20
Tran 2	Percentage of public transport users owning a car or van	20
Tran 3	% of people travelling less than 10km to work	20
Tran 4	Number of people killed and seriously injured on the road	20
LSR 1	Satisfaction with the Borough as a place to live	22
LSR 2	Crime rate in Tameside	22
Env 1	Percentage of residents satisfied with local parks and open spaces	25
Env 2	Percentage of land area covered by scrub and woodland	25
Env 3	Number of SSSIs (Sites of Special Scientific Interest)	25
Env 4	Percentage of SSSIs in a favourable position	25
Env 5	Number of SBIs (Sites of Biological Importance)	25
Env 6	Percentage of river stretches of good or fair quality	25
Env 7	Number of Air Quality Management Areas declared	25
Env 8	Percentage of listed buildings at risk	25
Env 9	Number of conservation areas and combined area in ha	25
Min 1	Amount of waste collected from households	26
Min 2	Proportion of household waste recycled	26
Min 3	Proportion of household waste composted	26
Min 4	Number of properties covered by the blue / green / brown bin collection service	26

Table A3

9 Appendices

Appendix B: Housing Trajectory Figures

Housing Trajectory 1999 to 2015 - Table of supporting data																	
	Superseded Tameside UDP (Policy H1 1986-2001 onwards)			Current Tameside UDP (Policy H1 Housing Land Provision 2002-2011)												Comments	
	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014		2014-2015
	Completions						Projections										
Completed Dwellings net (up to April 2005)	227	172	268	105	515	383											*
Remaining Plots on Sites Under Construction (April 2005)							580	420	0	0	0	0	0	0	0	0	1000
Plots on Sites with Planning Permission							170	230	400	560	580	350	130	0	0	0	2420
Allocations and Sites in Supplementary Planning Guidance							0	0	150	280	360	330	330	230	80	0	1760
Other Known Sites																	
Estimated Completions on Windfall Sites							0	100	145	145	200	200	250	250	300	350	1940
Projected Annual Completions (gross)							750	750	695	985	1140	880	710	480	380	350	7120
Annual Allowance for Clearance and Other Dwelling Losses							225	150	150	150	150	150	170	170	170	170	1655
Projected Annual Completions (net of losses)	227	172	268	105	515	383	525	600	545	835	990	730	540	310	210	180	5465
Cumulative Net Completions: Actual / then Projected from April 2005 onwards				105	620	1003	1528	2128	2673	3508	4498	5228	5768	6078	6288	6468	
Annual Average Rate of Housing Provision (net of clearance)				370	370	370	370	370	370	370	370	370	370	370	370	370	
Cumulative Net Target: based on Annual Average Rate of Provision				370	740	1110	1480	1850	2220	2590	2960	3330	3700	4070	4440	4810	
Difference (+ or -) between cumulative total for actual and projected completions, and cumulative target figure				-265	-120	-107	48	278	453	918	1538	1898	2068	2008	1848	1658	
Residual Annual Requirement taking into Account Actual / Projected Net Gains				370	392	381	381	365	335	305	217	62	-105	-319	-634	-1478	

Table B1

* The net gain figures for 1999 to 2002 have been estimated from the mid-year figures that were used up until mid-2001.

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