

Tameside Council Authority's Monitoring Report

Local Plan

Authority's Monitoring Report 2013/14

Tameside Council Authority's Monitoring Report

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1. Introduction

A key requirement of the Planning and Compulsory Purchase Act 2004 (Section 35) was the production of an Annual Monitoring Report which set out progress towards adoption of a Local Development Framework (LDF) and implementation of policies it contains. The Annual Monitoring Report was necessary to monitor the performance of planning policies set out in the relevant plan and helped to understand wider social, environmental and economic issues.

The collation of Annual Monitoring Reports by the Department for Communities for Local Government ceased however in January 2012 as a result of the Localism Act 2011. This removed the requirement for such reports to be submitted to the Secretary of State under Section 35, Planning and Compulsory Purchase Act 2004. However, the duty to monitor policies still remains and each Local Planning Authority must publish an Authority's Monitoring Report (AMR) on at least a yearly basis under the requirements in Part 6, section 113 of the Localism Act 2011.

As previous good practice guidance and core output indicators have been revoked, it is a matter for each Council to decide what to include within their monitoring reports. This has to be done while ensuring they are prepared in accordance with the relevant UK and European legislation. The latter is in order to address compliance with the European Union Strategic Environmental Assessment Directive.

The Directive states "the following items (shall be) made available to those so informed:... and (c) the measures decided concerning monitoring" (Article 9 (1)). "Member States shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage, unforeseen adverse effects and to be able to undertake appropriate remedial action" (Article 10.1).

This is Tameside's ninth monitoring report and it sets out the progress made across a number of social, economic and environmental topics that affect the Borough, thematically arranged as set out in the table of contents. The period addressed by this report covers from the 1 April 2012 to 31 March 2014. Where data demonstrates changes that have occurred over the year, such as the amount of floorspace developed, the figures relate to that complete time period unless otherwise indicated. Where data relates to a snapshot during the year, such as the amount of employment land available, the figures relate to the situation at the end of March for that year unless otherwise indicated.

The AMR provides data on a number of indicators and as it is now largely for the Council to determine the indicators it monitors, scope exists to review the indicators that have traditionally been used. This review has been conducted in light of previous monitoring experiences and needs, as well as reflecting data availability and the requirements of Unitary Development Plan (UDP) policy monitoring. The Council has been mindful that a degree of consistency in indicators does allow for analysis to occur between the current monitoring period and that of previous and subsequent years.

In addition to statutory requirements, Tameside Council is committed to the monitoring and reviewing of its planning policies through testing their effectiveness over time and changing market signals. The policies of Tameside's UDP were saved on the 18 September 2007 when The Secretary

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of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directed that for the purposes of all of the policies contained within the adopted UDP, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

This means that all saved policies in the adopted UDP continue to be implemented until such time that either new policy replace them or they are deemed to be absent, silent or out-of-date . For the purposes of decision taking, the Council considers that these aforementioned policies within the UDP are not out of date simply because they were adopted prior to publication of the National Planning Policy Framework (NPPF) in March 2012. Policies contained within the NPPF are however material considerations which the Council considers where appropriate.

The NPPF has also been taken into account during the preparation of the Councils current draft plan, its Core Strategy and Development Management Policies Development Plan Document (Core Strategy).

As a period of 12 months has passed since adoption of the NPPF, planning decisions taken by the Council are done so while giving due weight to relevant policies in existing plans according to their degree of consistency with the Framework (see para 215, NPPF).

This AMR also contains the detailed progress made on the documents contained within the Councils Local Development Scheme (LDS). It lists all of the titles of the documents and outlines the full production timetable for comparison, to comply with the Town and Country Planning (Local Development) (England) Regulations 2012, part 8. The LDS shows which documents have been adopted with dates (except for the UDP, which was adopted on 17 November 2004). This report will also detail the steps the Council is taking to comply with the Duty to Co-operate requirements of the aforementioned regulations.

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Figure 1.1 Borough of Tameside within a Greater Manchester context and indicative rural and urban areas



2. Employment, the Local Economy and Skills

For the purposes of this AMR, employment uses are classified as B1 (business), B2 (general industry) and B8 (storage and distribution) plus *sui generis* commercial uses which have similar characteristics to industry or storage. This report encompasses an update on the employment land supply and completions for the period 1 April 2013 to 31 March 2014. The monitoring indicators have also been updated for the period 2012-2013.

The total supply of land available for employment development purposes in Tameside on 31st March 2014 was 76.56 hectares. This is a significant decrease on the 85.3 ha year end supply figure for 2012/13.

These supply figure consists of:

- Vacant sites that are allocated for employment use, or have permission for employment generating development; and
- Non-vacant sites that have permission for redevelopment or extension for employment purposes.

Sites are removed from the supply when development is completed or additional information comes forward relating to future prospects.

The inclusion of a site in the available supply does not indicate any intentions of the owner(s) to sell the site or otherwise offer it for employment development. Much of the supply consists of (a) sites unlikely to be brought forward in the short to medium term, or (b) sites whose owners intend to develop for their own purposes.

2013-2014 Summary

Supply

The total supply of land available for development for employment purposes in Tameside on 31st March 2014 was 76.56 hectares. This shows a significant downward change in the supply from the end of the previous year of 8.74 hectares.

Of the total supply available at the end of the 2013/14 year 25.57 hectares were classed as 'immediately available'. This shows a decrease of 2.28 hectares on the 2012/13 year. In a change from previous years monitoring the sites in the immediately available supply were considered by the Council to be appropriately and actively marketed for sale during the monitoring year on the open market rather than specifically being listed on the MIDAS database.

Completions

Completions during the year to 31 March 2014 totalled 7,183 sq m gross floorspace and 1.68 ha land and these are detailed in Table 1 below.

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Name	Location	Details	Gross Area (Ha)	Gross Floorspace (sqm)	Use Class
Bardsley Vale Mills	Oldham Road, Ashton-under-Lyne	Extension complete	0.0092	92	B2
Former West End Conservative Club	Welbeck Street South, Ashton-under-Lyne	Change of use and refurbishment	0.1351	450	B1(c)
21 Boodle Street	Ashton-under-Lyne	Extension complete	0.0423	65	B2/B8
Whitelands Mill	Whitelands Road, Ashton-under-Lyne	New unit complete	0.18	720	B8
Land adj Hartshead Works	Wilshaw Lane, Ashton-under-Lyne	New storage units	0.0245	115	B8
River Mill	Park Road, Dukinfield	Alterations	0.0059	59	B1/B2/B8
Qualtex Building	Denton Hall Farm Road	Alterations	0.034	340	B1(a)
Tape Range Distributers Ltd	Captain Clarke Road, Hyde	Unit extension	0.053	515	B1(c)
Louvolite	Ashton Road, Hyde	Redevelopment complete	1.1629	4,469	B1(a) / B2
Unit 13	Glover Centre, Egmont St, Mossley	Unit extension	0.0084	78	B1(a)
John Hargreaves Ltd	North End Road, Stalybridge	New unit	0.0290	280	B2 / B8
Totals:			1.6843	7,183	

Table 1. Employment Land Completions 2013-2014

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Under Construction

There was also around 5,228 sq m of employment generating floorspace under construction on 31st March 2014 on sites which totalled 1.19 ha of the overall supply. The sites under constructions are detailed in Table 2 below.

Name	Location	Details	Gross Area (Ha)	Gross Floorspace (Sqm)
Rodo Brushes	Langham St, Ashton-under-Lyne	New Warehouse unit	1.1113	4,178
Friendship Hotel	188 Old Street, Ashton-under-Lyne	Conversion to office	0.0295	406
Network Connect	162 Old Street, Ashton-under-Lyne	New office accommodation	0.0119	310
Dane Colour UK Ltd	7 Stanley Street, Stalybridge	New storage building	0.0209	209
Brownedge Farm	Broadcarr Lane	Office building	0.0125	125
Totals:			1.1861	5,228

Table 2. Employment Sites Under Construction 2013-2014

New Permissions

Planning permission was granted during 2013/14 for schemes on around 1.2 ha of land totalling over 8,227 sq m of floorspace. The most significant permissions granted include:

- New warehouse at Whitelands Road, Ashton-under-Lyne
- Extension to existing industrial unit, Alexandra Street, Hyde
- New Office Building, Manchester Road, Droylsden
- B8 storage units, Manchester Road, Hyde

Lapsed Permissions

The borough's employment land supply contains a significant number of sites with lapsed planning permissions. There are a total of 33 employment site planning permissions that have lapsed covering a total of 9.9 hectares. While it would not be prudent to wholly discount these sites from the employment land supply a more detailed analysis is required in order to determine whether any sites are suitable for retaining in the supply.

This is in many ways similar to the process used to determine whether sites with lapsed housing permissions should be included in the Borough's housing supply calculation.

Therefore, two sites have been removed from the supply:

Site Name	Reason for Removal
Tameside Work Centre, Ryecroft Street, Ashton-under-Lyne	In full employment use and permission expired 14/07/2009
Bentinck House, Brook Street East, Ashton-under-Lyne	In residential use and office conversion permission expired 12/02/2012

Table 3 – Sites with lapsed permission removed from the supply

Conclusion

The strategic employment site at Plot 3000 Ashton Moss remains available, the overall developable area of this site has been reduced due to a significant part (3 ha) being in the private ownership of Ashton Cricket Club. It is not considered appropriate to include this area as part of the employment land supply given its ownership status and existing well established use. However, the remaining 10 hectare site is suitable for a variety of industrial uses and is the largest single employment development site available in the supply. The site has become more accessible by public transport as a development opportunity since the arrival of Metrolink to Ashton-under-Lyne.

Of the 100 sites that comprise the current employment land supply 15 are of more than one hectare and they account for 75% (or 57.44 hectares) of the supply. The remaining 85 sites account for only 25% (19.12 hectares) of the supply. This means that the average size of site at the smaller end of the supply is only 0.22 hectares.

Small site size is indicative of the nature of development proposed on those sites. Many of them are for extensions to existing employment premises and few of them are for the development of new standalone units. This fact is reinforced by the large percentage of sites (39%) that are less than 0.1 hectares (1,000 sqm).

This would indicate the main characteristics of the borough's employment land supply:

- That there is indigenous growth from companies;
- There is a potential lack of development opportunities available to allow indigenous companies to expand when they have outgrown existing premises or sites; and
- The supply is skewed toward larger sites - 12 of the sites actually contributing 70 percent of the land supply (55.13 hectares).

A number of sites have permission for, or are the subject of, potential planning applications for non-employment uses, primarily for residential and retail development. Paragraph 3.10 details the possible impact on the amount of employment land that is realistically available should companies wish to expand and develop larger modern premises.

Although the year end figure for 2013/14 indicates that 78.79 hectares of employment land is available this does not take into account the number of sites included in the supply that have planning permission for residential or mixed use development. Sites with such approvals are set out in Table 4 below.

Table 4 below does not include the numerous sites where applications are pending or where there is known interest for non-employment development. If these known sites are then combined with the sites identified in Table 3 the resulting loss in employment land (approximately 34.75 hectares) would leave just over 44 hectares of land 'available' for employment development.

Table 4 does not include lapsed permissions as discussed in paragraph 2.6. Half of the lapsed permissions (15) are from the very small sites category and total 0.63 hectares. Therefore the remaining 15 sites constitute the majority of the lapsed permissions in land terms (9.07 hectares). If these lapsed permissions are also removed from the employment land supply then the amount of available land would be further reduced to a potential 34.3 hectares.

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In conclusion it is possible to look at the overall amount of land identified (78.89 hectares) as the employment land supply as a starting point for what the actual amount of land that is potentially available. However, paragraph 1.5 should be taken into account and this makes the following clear:

'The inclusion of a site in the available supply does not indicate any intentions of the owner(s) to sell the site or otherwise offer it for employment development. Much of the supply consists of (a) sites unlikely to be brought forward in the short to medium term, or (b) sites whose owners intend to develop for their own business purposes.'

Name	Location	Details	Area (ha)	Floorspace Loss (sqm)	Number of Dwellings
Edward Street	Denton	Residential	0.82	0	67
Wharf Mill	Hyde	Mixed Use	1.63	14,162	80
Former Grampian Foods	Ashton-under-Lyne	Residential	2.09	10,780	86
Alma Works	Hyde	Residential	3.33	2,068	100
Edna St Works	Hyde	Residential	0.03	288	3
Total			7.9	27,298	336

Table 4: Sites with Residential or Mixed Use Permission Recent Activity and Take-up

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Reference	Indicator		04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14
EC 1 (Formerly Core BD1i)	Total gross employment floorspace completed (in square metres by type)	B1:	0	4,241	5,770	336	11,060	6,632	0	0	1,172	1,802
		B2:	1,495	1,286	14,324	4,011	4,895	0	431	533	0	4,142
		B8:	33,693	6,871	3,574	0	1,349	25	5,698	4,858	886	835
		General Employment:	0	0	0	16,131	11,710	0	3,030	4,980	393	404
		Total:	35,560	12,398	23,668	20,478	29,014	6,657	9,159	10,371	2,451	7,183
EC 2 (Formerly Core BD1ii)	Total net employment floorspace (in square metres by type)	B1:	-	-	-	-4,464	8,961	6,428.3	0	0	1,019	-1,323
		B2:	-	-	-	-869	4,024	-129,903	-1,333.9	-1,619	-1,140	3,892
		B8:	-	-	-	0	1,177	25	0	-4,305	637	-1,513
		General Employment:	-	-	-	16,131	2,921	0	3,030	5,839	-165	314
		Total:	-	-	-	10,798	17,083	-123,450	1,696.1	-85	351	1,370
EC 3 (Formerly UDP 1)	Area of land developed for employment purposes (in hectares by type)	B1:	0	1.14	0.38	0.08	3.37	0.95	0	0	0.17	0.34
		B2:	0.47	0.32	4.23	2.19	1.08	0	0.06	0.05	0	1.06
		B8:	10.02	2.57	1.04	0	0.98	0.004	0.57	0.71	0.3	0.2
		General Employment:	0	0	0	4.12	2.08	0	0.86	0.96	0.24	0.08
		Total:	13.23	4.03	5.65	6.39	7.54	0.95	1.49	1.72	0.71	1.68
EC 4 (Formerly Core BD3 & UDP2)	Employment land available (in hectares by type)	B1:	16.18	8.99	5.67	7.81	6.54	4.61	5.17	5.61	5.53	4.22
		B2:	6.14	13.80	9.09	8.60	3.60	12.79	20.82	22.71	22.79	19.67
		B8:	2.97	1.62	1.70	0.49	0.49	0.49	2.18	0.82	0.54	0.81
		General Employment:	67.03	58.47	59.08	57.29	60.60	52.53	52.29	51.58	56.45	54.09

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Reference	Indicator		04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14
		Total:	92.32	82.88	75.54	74.19	71.22	70.41	80.46	80.73	85.31	78.79
EC 5 (Formerly UDP 3)	Area of land (in hectares) previously used for employment which was developed for other uses. Land is deemed to have been lost once alternative development has commenced.		4.13	9.83	2.62	3.64	0.10	1.01	3.73	0.79	1.08	6.25

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Reference	Indicator		04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14
EB 1 (Formerly SE 19.1)	Gross weekly income for residents in the Borough. (Nomis Annual Population Survey)	Male	£390.30	£424.20	£421.00	£428.50	£480.70	£466.80	£458.90	£454.20	£475.00	£479.10
		Female	£293.40	£322.10	£332.20	£358.80	£386.00	£357.80	£374.90	£364.10	£366.20	£369.00
		Average	£355.20	£382.50	£382.40	£395.50	£437.50	£433.50	£425.70	£420.10	£429.30	£422.00
		North West Average	£395.00	£409.50	£419.60	£433.70	£451.30	£460.00	£471.00	£458.70	£472.10	£483.20
		Great Britain Average	£421.30	£432.80	£445.90	£460.00	£480.0	£490.50	£501.70	£500.20	£508.30	£518.10
EB 2 (Formerly SE 20.1)	Births, deaths and count of active businesses during the year. (Nomis total local units and ONS Business Demography)	Births	700	810	770	790	690	580	620	No new data available		
		Deaths	735	610	590	650	615	775	835			
		Count	5,860	5,915	6,075	6,280	6,220	6,165	5,985	6,085	6,255	6,205
EB 3 (Formerly Econ 1)	Resident working age population aged 16-64. (ONS midyear population estimates at June)	Male	68,200	68,300	68,600	68,800	69,100	69,300	69,500	70,700	70,200	69,800
		Female	69,300	69,500	69,800	70,000	70,400	70,700	70,900	71,700	71,100	70,700
		Total	137,500	137,800	138,400	138,800	139,500	139,900	140,300	142,500	141,300	140,400

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Reference	Indicator		04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14
EB 4 (Formerly Econ 2)	Economically active resident working age population aged 16-64.	Male	56,600	56,900	57,700	56,600	56,900	56,400	56,500	56,700	58,100	55,600
		Female	46,800	48,700	49,100	49,000	50,300	50,400	47,200	47,300	50,800	51,400
		Total	103,400	105,600	106,800	105,600	107,100	106,800	103,700	104,000	108,900	107,100
EB 5 (Formerly SE 21.1)	Economic activity rates as a percentage of the working age population. (Nomis Annual Population Survey)	Male	82.7	82.8	83.3	81.6	81.7	80.8	80.4	80.6	82.4	78.2
		Female	68.9	69.9	69.3	68.9	70.2	71.1	65.9	65.9	69.7	70.3
		Total	75.8	76.3	76.2	75.2	75.8	75.9	73.1	73.2	75.9	74.2
EB 6 (Formerly Econ 8)	Jobs density. Ratio of total jobs to working age population. (Officer for National Statistics NOMIS)	Tameside	0.59 (2003)	0.61 (2004)	0.62 (2005)	0.58 (2006)	0.59 (2007)	0.55 (2008)	0.55 (2009)	0.52 (2010)	0.54 (2011)	0.54 (2012)
		North West	0.77	0.78	0.76	0.76	0.76	0.75	0.74	0.73	0.74	0.75
EB 7	Unemployment rate (resident based Job Seekers Allowance claimant count)		3,054	2,823	3,345	3,335	3,473	6,468	6,806	6,421	7,240	7,078
EB 8 (Formerly Econ 3)	Percentage unemployment gap between the average top three highest and bottom three lowest wards (Tameside Area Agreement PR3b from 08/09)		3.33%	3.50%	4.00%	3.30%	9.00%	11.50%	15.40%	14.40%	data no longer collected	

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Reference	Indicator		04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14
EB 9 (Formerly Econ 7)	Employment by occupation (Annual Population Survey)	Managers & Senior Officials	13.1%	11.6%	10.6%	12.8%	11.8%	13.0%	12.0%	9.8%	8.5%	6.7%
		Professional Occupations	8.3%	8.2%	7.9%	9.7%	8.5%	8.1%	9.6%	11.5%	11.6%	14.4%
		Assoc Prof & Technical	14.5%	13.7%	13.4%	12.6%	13.1%	14.2%	12.1%	11.3%	13.4%	13.9%
		Admin & Secretarial	14.0%	16.8%	15.3%	12.6%	14.7%	11.4%	12.9%	12.1%	13.2%	13.2%
		Skilled Traders Occupations	12.3%	13.6%	12.4%	14.5%	13.5%	9.4%	12.8%	12.0%	11.3%	12.4%
		Personal Services Occupations	7.1%	6.9%	7.8%	8.4%	9.0%	9.9%	10.2%	11.4%	10.4%	9.9%
		Sales & Customer Services Occupations	9.8%	10.8%	10.5%	7.7%	8.3%	9.8%	7.6%	11.9%	10.5%	10.0%
		Plant & Machine Ops	10.5%	9.6%	9.7%	9.7%	10.2%	10.6%	10.3%	8.3%	7.9%	6.2%
		Elementary Occupations	10.1%	8.7%	12.3%	11.8%	10.7%	13.0%	12.2%	11.1%	12.5%	12.5%
EB 10 (Formerly Econ 10)	Proportion of all employment in manufacturing (Annual Business Inquiry and Nomis Labour Demand from 2009)		22.9%	20.8%	22.4%	20.8%	19.3%	18.5%	18.8%	17.0%	18.9%	16.3%

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Reference	Indicator		04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14
EB 11 (Formerly Econ 11)	Percentage of all businesses which employ 10 people or less (Annual Business Inquiry). Nomis Micro (0-9) local units from 11/12.		81.8%	82.9%	82.8%	83.3%	83.9%	No Data available		80.8%	81.0%	81.1%
EB 12 (Formerly SE 9.2)	Qualifications of working age resident population (Annual Population Survey)	NVQ4 and above	-	18.7%	17.1%	19.0%	20.0%	18.8%	17.6%	21.0%	22.3%	23.4%
		NVQ3 and above	-	39.7%	41.4%	40.9%	41.9%	40.6%	40.8%	40.7%	44.1%	45.5%
		NVQ2 and above	-	58.7%	60.6%	59.0%	58.9%	57.3%	60.4%	60.3%	64.1%	66.1%
		NVQ1 and above	-	75.6%	76.7%	75.7%	75.4%	75.1%	77.6%	76.6%	80.6%	81.3%
		Other qualifications	-	4.7%	4.8%	6.4%	7.9%	8.1%	7.7%	9.3%	8.4%	7.6%
		No qualifications	-	19.8%	18.5%	17.9%	16.7%	16.8%	14.7%	14.1%	11.0%	11.0%
EB 13 (Formerly SE 9.1)	Percentage of pupils obtaining 5 or more GCSE's at grades A*-C (including English and Maths from 13/14)		51.7%	49.8%	55.2%	60.6%	69.3%	74.4%	80.8%	85.4%	83.1%	62.1%
EB 14 (Formerly SE 9.3)	Number of Tameside residents entering further education (Department for Education)		2,948	3,061	3,021	3,326	3,326	3,565	4,470	4,320	Data not yet available	
EB 15 (Formerly SE 9.4)	School leavers in education, employment or training (Tameside Area Agreement indicator PR5b)		85.6%	88.8%	89.3%	89.9%	89.7%	89.5%	90.2%	84.6%	Data no longer available	
EB 16	Percentage of 16-18 year olds who are not in Education, Employment or Training (NEET). (Known to 'Connexions' pre 2011)		-	8.26%	9.10%	8.10%	8.10%	7.80%	7.60%	7.30%	6.60%	4.40%

3. Housing and Population

The North West Regional Spatial Strategy (RSS), published in September 2008 and back dated to 2003, had previously required Tameside to accommodate 750 new dwellings each year, net of clearance, or a total of 13,500 net additional dwellings between 2003 and 2021. However, since the revocation of the RSS it is now the responsibility of local planning authorities to meet the needs of their housing market area. This process must have full regard for the National Planning Policy Framework (NPPF) and where appropriate the current iterations of other policy, legislation, population and household projections, in the absence of regional spatial strategies.

As the RSS no longer forms part of the statutory development plan there is no longer an adopted housing target for Tameside.

However, the Council proposes to take forward the stepped approach and target identified in the Preferred Options Joint Core Strategy and Development Management Policies Development Plan Document. The housing land target identified in the Preferred Option was 11,000 net additional dwellings over the 17 year Local Plan period 2012-2029.

The Council considers the most appropriate means to deliver this housing land would be to adopt a phased approach with 5 yearly intervals over the plan period, as outlined below.

Years	Annual Target	Total number of net additional dwellings
Years 1-5 (1 April 2012 – 31 March 2017)	500	2,500
Years 6-10 (1 April 2017- 31 March 2022)	650	3,250
Years 11-17 (1 April 2022 – 31 March 2029)	750	5,250

Total 11,000

Paragraph 47 of the NPPF requires local planning authorities to identify and annually update a supply of specific deliverable sites sufficient to provide 5 years' worth of housing against their requirement and a supply of specific developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15. Tameside have identified land within its Strategic Housing Land Availability Assessment (SHLAA) in order to establish realistic assumptions about availability, suitability and likely economic viability of land over a 15 year period. Those sites identified within the SHLAA are a combination of sites currently under construction, with an extant permission, allocated within the adopted 2004 Tameside UDP, previously assessed through the development management process and or identified for residential development but do not as yet have any current planning commitments.

The SHLAA provides a detailed assessment of the amount of housing that each site is expected to deliver over the plan period. This is set out in the housing trajectory below. Producing the housing trajectory requires consideration of the timeframes involved with the added uncertainty around the deliverability and developability of many of the SHLAA sites, combined with ever changing site circumstances and dependence on the development industry.

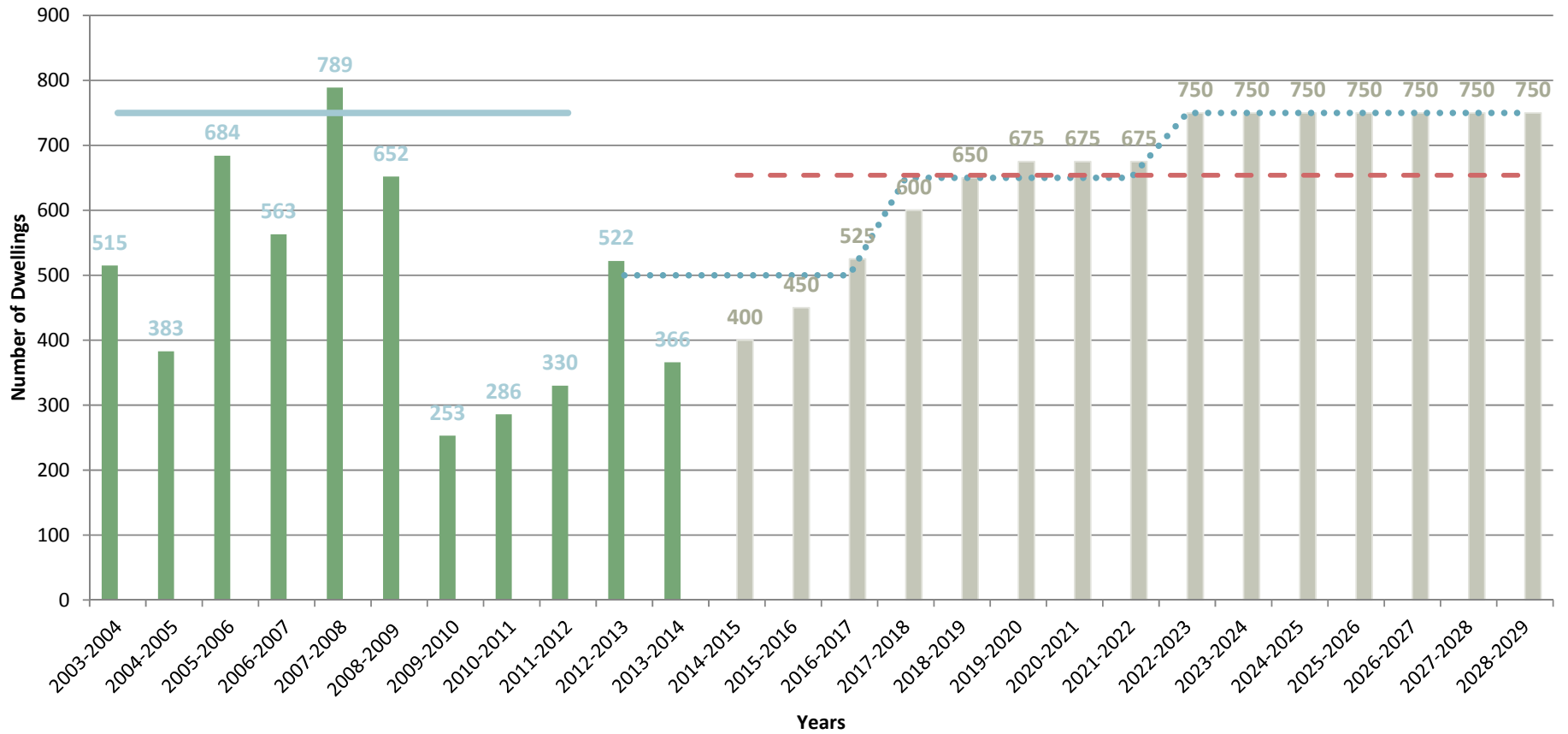
Sites that are either under construction or have an extant planning permission are much easier to make assumptions about yearly completion rates compared to sites that may become available in the medium to long term of the plan period. In addition, the rate at which these sites are taken up for development can only be predicted with a limited degree of certainty.

The trajectory illustrates the past completion rates set against the previous RSS target and the expected number of completions set against the Preferred Options stepped approach to housing delivery from 2012/13 onwards. While completions are anticipated to rise in the short term, given general economic conditions it is projected that completion rates will remain below the average annual requirement over the next 2-3 years. However, it is anticipated that the economy will continue to grow giving rise to an increased number of completions in the medium term with the assumption that more sites will be delivered as the development industry picks up. Therefore, the housing trajectory provides an illustration of the expected average annual completion rates over the plan period.

By taking into account the dwelling completions that have been delivered within the plan period to date, it is also possible to provide an annual average residual requirement for the remaining plan period. This annual average residual requirement sits alongside the expected average annual completion rate to provide the net additional dwellings required in order to fulfil the total dwelling requirement up to the end of the plan period.

The 2013/14 SHLAA has identified a shortfall of available land within SHLAA years 11-15 to meet the long term housing land requirement for the Borough (Local Plan years 13-17 and beyond) as existing available land becomes depleted, leaving behind those more challenging sites to be developed. In order to remedy this situation and following on from the adoption of the Core Strategy, the Council intends to identify suitable land to meet its long term housing land requirements through a Site Allocations DPD. Part of this process will include a strategic Green Belt review. It is anticipated that the Green Belt review and Site Allocations DPD will have the potential to identify suitable sites that could be released/safeguarded for housing in order to sustain the level of delivery required to meet the long term housing requirements of the Borough through this Local Plan period and into the next. As a result the trajectory predicts that there will be sufficient land identified to sustain the level of completions required by the stepped approach in the long term.

Tameside Council Authority's Monitoring Report



- Net additional dwellings completed 2003-2014
- Net annual housing expected to come forward (from April 2012 onwards)
- Annual housing target (net of clearance) against RSS target
- Annual housing target (net of clearance) against Preferred Option Stepped Approach
- Annual average residual requirement

Tameside Council Authority's Monitoring Report

Reference	Indicator		04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	
HC 1 (Formerly Core H1)	Plan Period and housing target	Start	1/4/03	1/4/03	1/4/03	1/4/03	1/4/03	1/4/03	1/4/03	1/4/03	01/04/12	01/04/12	
		End	31/3/21	31/3/21	31/3/21	31/3/21	31/3/21	31/3/21	31/3/21	31/3/21	31/3/21	31/03/29	31/03/29
		Total housing required	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	11,000	11,000
HC 2 (Formerly Core H2ciii)	Target for annual average rate of housing provision net of clearance)	750	750	750	750	750	750	750	750	750	500	500	
HC 3 (Formerly UDP 4)	Total number of gross new dwellings completed	574	940	675	1164	921	347	321	355	574	411		
HC 4 (Formerly UDP 8)	Number of dwellings lost from clearance, conversions and changes of use.	191	256	112	375	269	94	35	5	52	45		
HC 5 (Formerly Core H2b)	Net additional dwellings for the reporting year	383	684	563	789	652	253	286	350	522	366		
HC 6 (Formerly Core H2a)	Net additional dwellings in previous years	99/00	227	227	227	227	227	227	227	227	227	227	
		00/01	172	172	172	172	172	172	172	172	172	172	
		01/02	268	268	268	268	268	268	268	268	268	268	
		02/03	105	105	105	105	105	105	105	105	105	105	
		03/04	515	515	515	515	515	515	515	515	515	515	
		04/05	383	383	383	383	383	383	383	383	383	383	
		05/06		684	684	684	684	684	684	684	684	684	

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Reference	Indicator		04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14
		06/07			563	563	563	563	563	563	563	563
		07/08				789	789	789	789	789	789	789
		08/09					652	652	652	652	652	652
		09/10						253	253	253	253	253
		10/11							286	286	286	286
		11/12								350	350	350
		12/13									522	522
		13/14										366
HC 7 (Formerly UDP 5)	Number of new and converted dwellings completed on windfall sites (Gross Dwellings)	126	348	399	929	736	-	-	189	30	104	
HC8	Number of permitted dwellings net on windfall sites										257	
HC 9 (Formerly UDP 6)	Percentage of gross new and converted dwellings on previously developed land	79.2	84.9	80.9	75.3	77.3	73.0	78.0	77.8	-	78.83	
HC 10 (Formerly Core H4)	Net additional gypsy and traveller pitches)	-	-	-	0	2	5	0	0	0	0	
HC 11 (Formerly UDP 7)	Number of net affordable housing completions	0	44	48	54	102	56	41	72	88	107	
HC 12	5 year housing land supply target (net additional dwellings)	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	2,650	2,800

Tameside Council Authority's Monitoring Report

Reference	Indicator	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14
HC 13	Number of dwellings within the 5 year supply (yearly average in brackets)	4,063 (812.6)	5,263 (1052.6)	5,743 (1148.6)	5,803 (1160.6)	5,806 (1161.2)	5,109 (1021.8)	4390 (878)	4462 (892.4)	3,602 (720.4)	3,613 (722.6)
HC 14 (Formerly UDP 9)	5 year supply of land for housing development (Ha)	152.5	140.2	141.6	138.1	126.8	127.4	124.1	121.0	110.2	116.8
HC 15	5 year supply as a percentage of total requirement (net additional dwellings)	108.35%	140.35%	153.15%	154.75%	154.83%	136.24%	117.07%	118.99%	135.92%	129.04%
HC 16	Average density of all sites within the 5 year supply (dph)	26.64	37.54	40.56	42.02	45.79	40.10	35.37	36.88	32.69	30.93

Tameside Council Authority's Monitoring Report

Reference	Indicator	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	
HB 1	Rate of development as a ratio of 5 year average supply of housing development.	684/ 812.6	563/ 1052.6	789/ 1148.6	652/ 1160.6	253/ 1161.2	286/ 1021.8	350/ 878	522/ 892.4	366/ 720.4	.	
		84.17%	53.49%	68.69%	56.18%	21.79%	27.89%	39.86%	58.49%	50.81%		
HB 2 (Formerly POP 4)	Dwelling Stock (DCLG Housing Strategy Statistical Appendix)	94,890	95,350	96,110	96,750	97,620	98,350	98,680	99,150	99,550	100,100	
HB 3 (Formerly POP 7)	Average household size (Census 2001 and 2011)	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.3	2.3	2.3	
HB 4 (Formerly SE 1.4)	Percentage of dwellings empty (DCLG Housing Strategy Statistical Index)	4.19% (3,976)	4.54% (4331)	4.58% (4404)	4.48% (4339)	4.71% (4594)	4.26% (4189)	3.85% (3799)	3.70% (3673)	3.40% (3380)	2.93% (2935)	
HB 5 (Formerly ECON 9)	Average House Price (Land Registry House Price Index)	£88,413	£103,120	£110,672	£117,844	£120,950	£97,740	£96,338	£96,170	£94,025	£92,840	
HB 6	Valuation Office Agency Private Rental Market (All categories average, £ per month)	Tameside	No data available prior						£500	£503	£506	
		Greater Manchester							£528	£528	£533	
HB 7	Ratio of lower	Tameside	4.68	5.18	5.84	5.93	6.24	5.08	5.15	5.20	4.71	4.83

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Reference	Indicator	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14
	quartile house prices and lower quartile income to earnings (DCLG) Greater Manchester	4.18	4.88	5.59	5.92	5.69	4.83	4.90	4.84	4.86	4.68
HB 8	Ratio of monthly average earnings to average house price. (HB6 / EB1 average*52)	4.79	5.18	5.57	5.73	5.32	4.34	4.35	4.40	4.21	4.23

Tameside Council Authority's Monitoring Report

Reference	Indicator		04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14
PB 1	Ethnic composition of the borough (Census 2001 and 2011) (Data for 2009 are estimate experimental statistics from ONS)	White	94.57 % Census 2001							New Census data will be released in 2014/15 for 2011		
		Mixed	0.79 % Census 2001									
		Asian or Asian British	3.97 % Census 2001									
		Black or Black British	0.27 % Census 2001									
		Chinese or Other Ethnic Group	0.40 % Census 2001									
PB 2	Religious composition of the borough (Census 2001 and 2011)	Christian	75.54 % Census 2001							New Census data will be released in 2014/15 for 2011		
		Buddhist	0.13 % Census 2001									
		Hindu	1.36 % Census 2001									
		Jewish	0.04 % Census 2001									
		Muslim	2.52 % Census 2001									
		Sikh	0.03 % Census 2001									
		Other	0.17 % Census 2001									
		No Religion	12.10 % Census 2001									
		Not Stated	8.11 % Census 2001									
PB 3 (Formerly)	Total Resident Population	Males	103,900	103,900	103,900	103,900	104,600	105,100	106,045	107,800	108,100	108,500
		Females	109,500	109,200	109,300	109,300	109,800	110,200	110,837	111,900	112,100	112,100

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Reference	Indicator	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14
POP 1)	(Midyear population estimates, ONS) Total	213,400	213,000	213,200	213,200	214,400	215,400	216,882	219,700	220,200	220,600
PB 4 (Formerly SE 4.1)	Net change in population. (Midyear population estimates, ONS)	-	- 400	+ 200	+/- 0	+ 1,200	+ 1,000	+ 1,482	+ 2,818	+500	+400
PB 5 (Formerly POP 2)	Average population density (Midyear population estimates, ONS)	2068	2065	2066	2066	2078	2088	2102	2129	2134	2138
PB 6 (Formerly SE 2.1)	Life expectancy at birth (ONS)	Male	74.9	75.3	75.6	75.7	75.6	75.9	76.3	76.9	76.9
		Female	79.5	79.7	79.5	79.6	80.2	80.5	80.6	80.3	80.3
PB 7 (Formerly POP 13)	Local Authority IMD rank (Index of multiple deprivation across all category)	49	49	49	56	56	56	42	42	42	42
PB 8 (Formerly SE 4.2)	Percentage of population living in SOA ranked by IMD within the 33% most deprived across all category	59.74	59.74	53.40	43.40	53.40	53.40	55.76	55.76	55.76	55.76
PB 9 (Formerly SE 2.2)	Percentage of population living in SOA ranked by IMD within the 33% most deprived by health category	75.7	75.7	75.7	71.1	71.1	71.1	74.6	74.6	74.6	74.6

4. Transport

A number of transport improvement initiatives have been undertaken during the monitoring period including:

Local Pinch Point Scheme – The scheme involves the reconstruction and signalling of the ASDA and BT Roundabouts which are located on the A635 Park Parade, which forms the east – west bypass around the southern side of Ashton town centre. These two roundabout junctions have reached their practical operational capacity and as a result severe congestion occurs in the peak periods. The conversion of these two junctions to traffic signal control will increase the capacity of the junctions and allow them to be linked to the wider Ashton town centre SCOOT system. The scheme is being funded from the Department for Transport's Local Pinch Point Fund and by Tameside. The overall scheme cost is £4.5 million. The scheme is expected to be completed by the end of July 2015.

Retaining wall works – The major GM Retaining Walls Scheme has been completed.

Rail line electrification bridge works – As part of the North West Electrification Project it is necessary to undertake the reconstruction of a number of road bridges over the Manchester Victoria to Stalybridge line in order to provide the necessary safe clearance for the high voltage overhead equipment. This work is currently ongoing and major road bridges on the A627 Oldham Road, Katherine Street and Mossley Road in Ashton town centre have been completed. Work is continuing on a number of other bridges on minor residential roads between Ashton and Stalybridge

Following the March 2009 withdrawal by the Highways Agency from the adjourned Mottram Tintwistle Bypass Public Inquiry, Tameside proposed the development of an integrated transport strategy for Longdendale. Tameside, Greater Manchester and Government have always recognised the importance of the routes between Manchester and Sheffield.

Current journey times and performance compare unfavourably against links between other cities separated by a similar distances. It consists of the A57, A628, A616 and A61 and connects the M67 at Mottram with the M1 in the north west of the Sheffield City Region. Elements of the route, particularly the A628 Woodhead Pass, perform poorly both in terms of delays and accidents, causing impacts for both the communities on the route and on the environment of the Peak District National Park. There have been long-standing calls for improvements to connectivity but to date, an acceptable solution has not been found.

The recent trans-Pennine Routes feasibility study was one of six studies undertaken by the Department for Transport to look at problems and identify potential solutions to tackle some of the more notorious and long-standing road hot spots across the country. The DfT's aim of the trans-Pennine Routes feasibility study was

to “identify the opportunities and understand the case for future investment solutions that would improve connectivity between Manchester and Sheffield, and that are deliverable, affordable and offer value for money.” The scope of the study was predominantly road-based, and took into consideration potential investment proposals on both the strategic and local authority road networks. The study took place from spring to autumn 2014, undertaken by the Highways Agency and its consultants. The study concluded that any overall potential investment package for the trans-Pennine routes should include a 'central package' of measures, that could, in combination with an investment option at Mottram, address some of the other priority issues identified in the study's work.

In order to make progress in addressing the issues, the Government announced an £170m investment package as part of the Road Investment Strategy in December 2014 consisting of:

- **Mottram Moor Link Road** – a new dual-carriageway link road from the M67 terminal roundabout to a new junction at A57(T) Mottram Moor and a new single carriageway link;
- **A57(T) to A57 Link Road** – a new single carriageway link from the A57 at Mottram Moor to a new junction on the A57 at Brookfield, bypassing the existing A628/ A57 and A57 Woolley Lane/Hadfield road junctions; and
- A series of measures and improvements on the eastern side of the Pennine's.

These proposals in this investment package will require further work, engagement and consultation to reach agreement on the specific details of the proposals. Delivery will require the successful completion of the necessary statutory planning process and the continued development of business cases and demonstration of value for money.

The Highways Agency has been commissioned by the Department for Transport to deliver the initiative. Given the past history of the scheme and sensitivities of the local and wider area a programme of works is likely to see a potential start on site in five/ six years. This assumes there are no major hold ups in scheme development through legal or any other issues. Construction is likely to take two years.

In the longer term, as a new strategic study, the Department and Highways England (Highways Agency new name from April 2015) will explore the costs and feasibility of a high performance road link between Manchester and Sheffield through a purpose built tunnel. This could link the economies of the two cities while avoiding damaging impacts on the Peak District National Park. The Department for Transport is committed to balancing economic gains through improving connectivity, and protecting and enhancing our valued natural environment and landscape.

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Reference	Indicator	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14
TC 1	Resident population distance travelled to work.	Work from home	7.73 % Census 2001						7.73 % census 2011		
		Less than 2km	20.92 % Census 2001						17.84 % census 2011		
		2km to 5km	24.41 % Census 2001						22.62 % census 2011		
		5km to 10km	22.17 % Census 2001						21.79 % census 2011		
		10km to 20km	15.77 % Census 2001						16.28 % census 2011		
		20km to 30km	1.91 % Census 2001						2.21 % census 2011		
		30km to 40km	0.78 % Census 2001						1.18 % census 2011		
		40km to 60km	1.10 % Census 2001						1.47 % census 2011		
		60km or more	1.58 % Census 2001						1.88 % census 2011		
	No fixed place	3.46 % Census 2001						3.46 % census 2011			
TC 2	Resident population of travel to work method.	Work from home	4.89 % Census 2001						2.11 % census 2011		
		Tram	0.07 % Census 2001						0.11 % census 2011		
		Train	1.42 % Census 2001						2.21 % census 2011		
		Bus, minibus or coach	7.76 % Census 2001						7.03 % census 2011		
		Taxi	0.42 % Census 2001						0.36 % census 2011		
		Driving car or van	35.56 % Census 2001						39.72 % census 2011		
		Passenger in car or van	4.68 % Census 2001						3.76 % census 2011		

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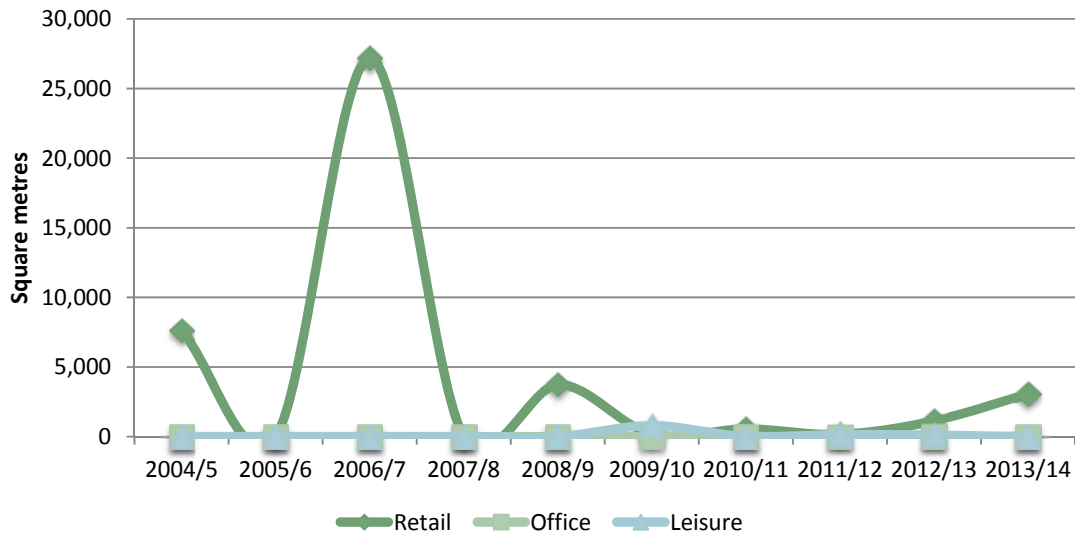
Reference	Indicator	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	
	Motorcycle, scooter or moped	0.61 % Census 2001							0.43 % census 2011			
	Bicycle	0.99 % Census 2001							0.88 % census 2011			
	On foot	6.62 % Census 2001							6.21 % census 2011			
	Other	0.18 % Census 2001							0.31 % census 2011			
	Not currently working	36.81 % Census 2001							36.87 % census 2011			
TC 3	Percentage of households owning one or more car or van	67.3 % Census 2001							70.37 % census 2011			
TC 4	Percentage of people travelling to work by public transport	15 % Census 2001							9.34 % census 2011			
TC 5	Percentage of public transport users owning a car or van	67 % Census 2001							-			
TC 6	Percentage of people travelling less than 10km to work	76 % Census 2001							70 % census 2011			
TC 7	Number of people killed and seriously injured on the road	77 (2004)	70 (2005)	67 (2006)	78 (2007)	54 (2008)	49 (2009)	58 (2010)	57 (2011)	47 (2012)	55 (2013)	
TC 8	Amount of new residential development within 30 minutes public transport time of various facilities and	GP Surgery	100%	99.9%	98.7%	99.9%	100%	91.4%	100%	100%	100%	99.8%
		Hospital	100%	64.5%	68.0%	58.1%	60.4%	46.0%	56.4%	58%	68.0%	72.0%
		Primary School	100%	100%	98.7%	99.8%	100%	100%	100%	100%	100%	99.8%
		Secondary School	100%	99.9%	98.7%	99.8%	100%	99.4%	100%	100%	100%	99.8%

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Reference	Indicator		04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14
	services	Area of Employment	100%	99.8%	98.7%	99.8%	100%	99.4%	100%	100%	100%	99.8%
		Major retail centre.	100%	99.8%	98.7%	99.8%	99.8%	99.4%	100%	100%	100%	99.8%

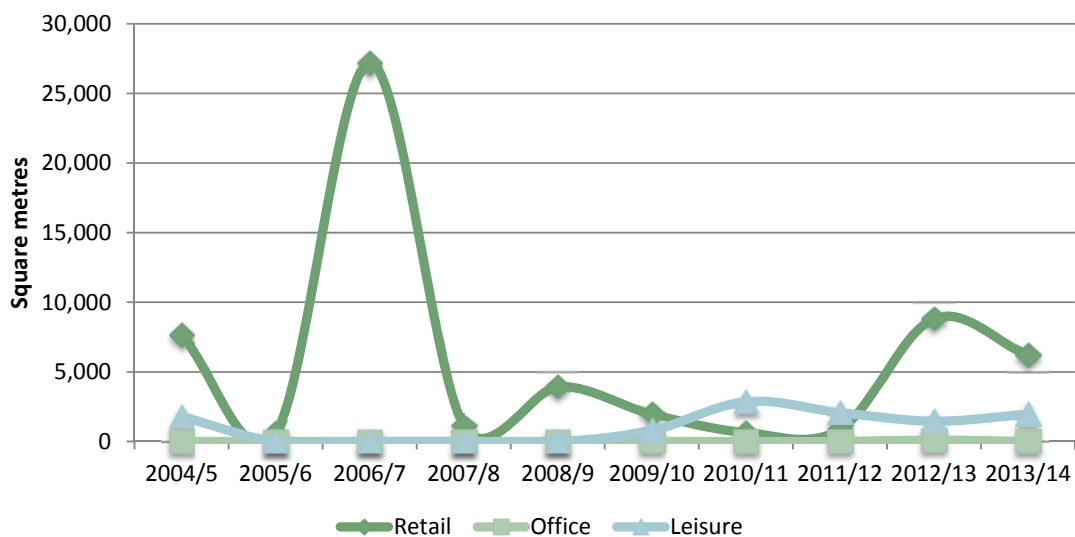
5. Local Services, Retail and Town Centres

Volume of in centre completed retail, office and leisure development



Many 2013/14 commercial schemes have consisted of small extensions or alterations to existing retailing locations. The impact of the recession is clear, with people having to budget appropriately. Discount retailers have continued to thrive as both the traditional high street and supermarket operators alike face competition from numerous other retailing channels including out of town and more widely the internet. Nice traders however who are able to provide a premium quality produce have managed to find a foothold in the market place with many proving to be more resilient to change than national multiples due to benefiting from loyal customer bases.

Volume of all completed retail, office and leisure development



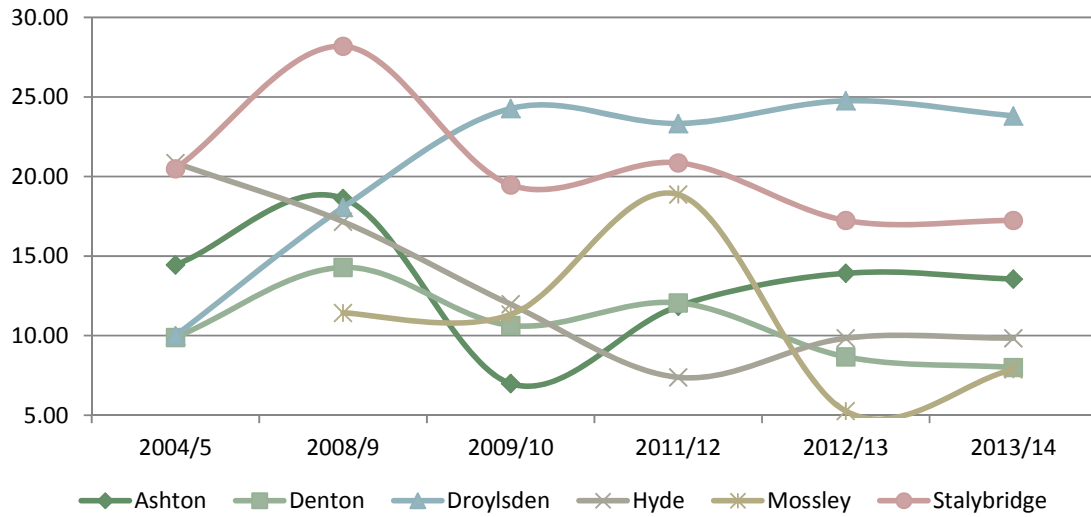
A number of convenience operators have sought to take advantage of the recession and vacant property by making use of permitted development rights allowing change of use. Whereby former

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public houses benefitting from good prominence and visibility, availability of parking and meeting end operator requirements have been converted by national convenience chains as they enter a new area of the market in capturing top up retail expenditure.

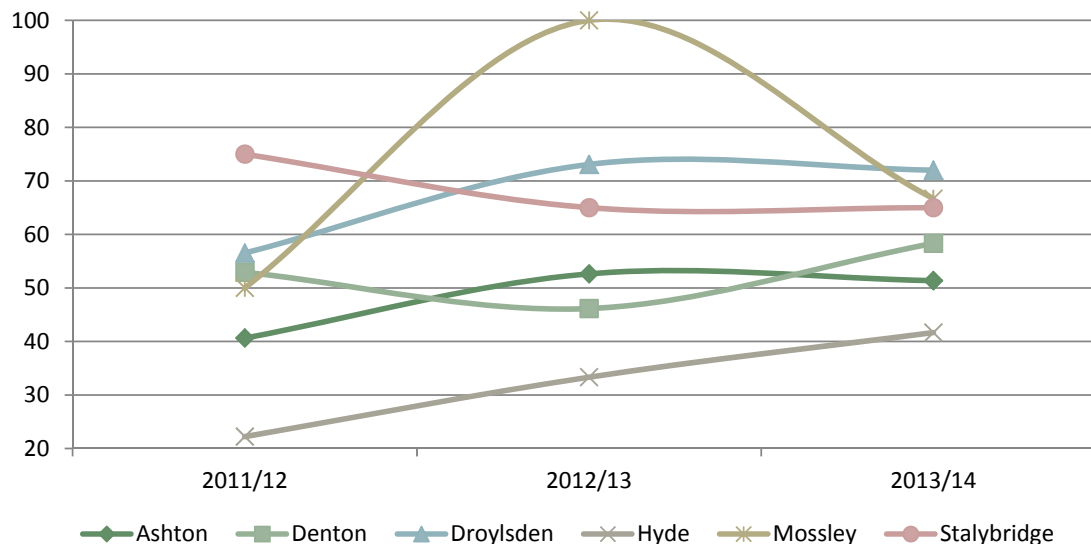
Many of the boroughs centres have continued to face challenges in retaining national multiples and anchors to the high street. Many centres have effectively recycle floor space to retain a level of vibrancy. In many instances vacant floor space has been taken up by discount retailers who have sought to meet the needs of a savvy shopper, seeking better value for money. However the reluctance of national multiples to expand operations reflects nervousness amongst investors, developers and retailers to expand operations.

Percentage of town centre commercial premises vacant



Hyde has been the most recent of the Boroughs centres to receive investment, specifically in its outdoor market ground which has seen new stalls, public realm improvements and a shared public events space.

Percentage of vacant town centre commercial premises vacant for longer than 12 months



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Public realm improvements have also occurred in Droylsden town centre following completion of Metrolink. High quality materials, street furniture in addition to tree planting has been undertaken to improve the environmental quality of the main square. Additionally there are a number of development sites as part of the Droylsden Marina development which have strong prominence to Market Street and Manchester Road, one of which will see the development of high quality offices for a relocated Greater Manchester Pension Fund.

Beyond the end of the monitoring year Ashton as the boroughs principle town and as part of Vision Tameside will seek to deliver on a number of key driver projects to sustain the town as a vital and thriving retail and commercial centre as well as a centre for skills development. The Council is working closely with Tameside College to deliver an ambitious redevelopment strategy including an Advanced Learning Centre for digital, creative skills and the performing arts which will bring more than 600 young people into the town centre.

Additionally Ashton will see the redevelopment of the existing Tameside Administrative Centre with a high quality office led scheme in partnership with Tameside College. In conjunction, funding has been secured to deliver significant public realm and urban design improvements to the Market Square including a renewed outdoor market, kiosks and high quality public spaces.

Tameside's town centres are important to the boroughs economic prosperity which requires a coordinated approach in managing change. A number of development opportunities present themselves within each town which in conjunction with the continued work of each towns, Town Team act as the focal points for future discussion, investment and town centre prosperity and offer

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Reference	Indicator		04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	
RC 1	Amount of completed retail, office and leisure development within town centres. (net sales area)	Retail Comparison	7,621	0	27,180	0	3,744	183	533	160	0	2,665	
		Retail Convenience									651	400	
		Retail unspecified	New indicator									486	0
		Office	0	0	0	0	0	0	0	0	0	0	0
		Leisure	0	0	0	0	0	792	0	142	100	0	
RC 2	Amount of completed retail, office and leisure development across the borough. (net sales area)	Retail Comparison	7,621	600	27,180	1,154	3,940	1,957	648	867	2,934	5,609	
		Retail Convenience									4,350	400	
		Retail unspecified	New indicator									943	177
		Office	0	0	0	0	0	0	0	0	0	100	0
		Leisure	1,796	0	0	0	0	792	2,859	2,079	1,455	1,960	
RC 3	Percentage of retail development completed within town centres.	100.0%	0.0%	100.0%	0.0%	95.0%	9.4%	82.3%	18.5%	13.8%	49.5%		
	Number of town centre commercial premises vacant.	Ashton	67				116	16			32	38	37
		Denton	17				30	15			17	13	12
		Droylsden	15				26	25			23	26	25
		Hattersley

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Reference	Indicator		04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14				
		Hyde	59				64	14		9	12	12				
		Mossley	.				8	6		10	4	6				
		Stalybridge	42				64	22		24	20	20				
RC 4	Percentage of town centre commercial premises vacant.	Ashton	14.44%				18.62%	6.99%		11.85%	13.92%	13.55%				
		Denton	9.88%				14.29%	10.64%		12.06%	8.67%	8.00%				
		Droylsden	10.00%				18.06%	24.27%		22.33%	24.76%	23.81%				
		Hattersley					
		Hyde	20.85%				17.16%	11.97%		7.38%	9.84%	9.84%				
		Mossley	.				11.43%	11.32%		18.87%	5.26%	7.89%				
		Stalybridge	20.49%				28.19%	19.47%		20.86%	17.24%	17.24%				
RC 5	Percentage of town centre commercial premises vacant for longer than 12 months.	Ashton								40.63%	52.63%	51.35%				
		Denton								52.94%	46.15%	58.33%				
		Droylsden								56.52%	73.08%	72.00%				
		Hyde								22.22%	33.33%	41.66%				
		Mossley								50.00%	100.00%	66.67%				
		Stalybridge								75.00%	65.00%	65.00%				
RC 6	Percentage of town centre commercial mix.	Ashton	A1													
			A2										62.45%	59.26%	56.55%	56.29%
			A3										10.92%	11.11%	13.11%	13.67%
			A4										6.99%	7.41%	6.74%	6.67%
			A5										2.18%	0.74%	0.37%	0.49%
													3.93%	3.93%	4.49%	4.02%

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Reference	Indicator		04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14
			Other					13.53%		17.55%	18.74%	18.86%
	Denton	A1						51.06%		52.48%	53.10%	53.43%
		A2						12.06%		10.64%	11.72%	11.82%
		A3						7.09%		8.51%	8.28%	8.02%
		A4						2.84%		2.84%	2.76%	2.66%
		A5						7.09%		7.80%	9.66%	10.14%
		Other						19.86%		17.73%	14.48%	13.96%
	Droylsden	A1						51.46%		50.49%	46.60%	44.46%
		A2						13.59%		13.59%	14.56%	15.52%
		A3						4.85%		4.85%	3.88%	3.62%
		A4						0.97%		0.97%	0.97%	1.21%
		A5						2.91%		6.80%	7.77%	8.38%
		Other						26.21%		23.30%	26.21%	26.86%
	Hyde	A1						61.54%		64.46%	57.85%	56.21%
		A2						11.11%		12.40%	15.70%	16.63%
		A3						3.42%		4.13%	4.13%	4.19%
		A4						4.27%		3.31%	4.13%	4.38%
		A5						5.98%		6.61%	6.61%	6.76%
		Other						13.68%		9.09%	11.57%	11.83%
	Mossley	A1						56.60%		52.94%	47.06%	46.82%
		A2						1.89%		3.92%	3.92%	3.78%

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Reference	Indicator	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	
		A3					5.66%		9.80%	9.80%	9.47%	
		A4					1.89%		1.96%	1.96%	1.82%	
		A5					5.66%		3.92%	5.88%	6.02%	
		Other					28.30%		27.45%	31.37%	32.11%	
		Stalybridge	A1					19.47%		42.48%	47.83%	48.22%
			A2					9.73%		14.16%	12.17%	11.01%
			A3					2.65%		6.19%	6.96%	7.42%
			A4					3.54%		3.54%	3.48%	4.32%
	A5						4.42%	4.42%		6.09%	6.45%	
	Other						60.18%	29.20%		23.48%	22.61%	
	RC 7	Proportion of adults who feel safe in their neighbourhood during the day and night (Citizens Panel Survey)	Daytime very safe	41.0%	41.0%	40.0%	46.6%	49.0%	49.8%	49.7%	52.6%	56.1%
			Daytime fairly safe	54.0%	54.0%	57.0%	49.5%	47.8%	48.0%	48.0%	44.7%	41.3%
			Daytime fairly unsafe	5.0%	4.0%	3.0%	2.8%	2.6%	2.0%	2.1%	2.4%	2.0%
			Daytime very unsafe	1.0%	1.0%	1.0%	1.0%	0.7%	0.3%	0.3%	0.3%	0.6%
After dark very safe			8.0%	5.0%	6.0%	9.1%	9.4%	10.4%	11.0%	12.0%	12.8%	
After dark fairly safe			36.0%	41.0%	51.0%	54.3%	55.4%	56.4%	55.7%	54.8%	58.6%	
After dark fairly unsafe			54.0%	37.0%	30.0%	25.8%	27.5%	25.9%	25.7%	26.9%	22.1%	
After dark very unsafe			18.0%	16.0%	12.0%	10.8%	7.8%	7.3%	7.6%	6.3%	6.5%	
RC 8	Recorded crime per 1,000 of the population. Tameside Area Agreement indicator, SA1c victim based crime from 08/09	75.4	77.5	70.1	61.8	85.0	78.0	74.0	64.0	56	Data not yet available	

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In 2010 White Young Green updated the Council's study of comparison and convenience retailing in the Borough, the key message from which is to refocus retail growth in the Boroughs principle centre of Ashton-under-Lyne. This is a message which is being taken forward through policy development in the emerging Core Strategy.

The key capacity findings of the study are presented in the data table below although a degree of realism in relation to this need to be applied as the latest Experian retail planner briefing note presents more retarded picture in relation to year on year per capita expenditure growth due to a combination of factors. Additionally, population projections, special forms of trading and year on year sales densities are all variances which have seen changes since completion of the study.

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	Surplus Expenditure (£m)					Potential Floorspace Requirements (sq m net)				
	2009	2014	2019	2024	2027	2009	2014	2019	2024	2027
Convenience Goods										
Borough	47.04	71.38	97.84	126.29	144.38	2,830-9,315	5,815-14,135	7,890-19,180	10,085-24,510	11,460-27,855
Ashton-under-Lyne	36.18	46.60	58.48	71.24	79.34	2,875-7,235	3,795-9,225	4,715-11,465	5,690-13,825	6,295-15,305
Hyde	7.00	12.76	18.94	25.59	29.82	575-1,400	1,040-2,525	1,525-3,715	2,045-4,965	2,365-5,755
Denton	-	-	-	-	-	-	-	-	-	-
Stalybridge	13.37	16.20	19.23	22.49	24.55	1,100-2,675	1,320-3,205	1,550-3,770	1,795-4,365	1,950-4,735
Droylsden	1.66	2.78	4.46	6.28	7.43	135-330	225-550	360-875	500-1,220	590-1,435
Comparison Goods										
Borough	-	-	20.63	167.83	289.38	-	-	3,645-6,075	27,520-45,865	45,375-75,625
Ashton-under-Lyne	-	-	25.03	120.30	193.05	-	-	4,420-7,370	19,725-32,875	30,270-50,450
Hyde	-	2.88	14.44	37.77	55.52	-	550-915	2,550-4,250	6,195-10,320	8,705-14,510
Denton	-	-	-	19.70	42.38	-	-	-	3,230-5,385	6,645-11,075
Stalybridge	-	-	-	0.49	4.07	-	-	-	80-135	640-1,065
Droylsden	-	-	-	-	-	-	-	-	-	-

Floorspace requirement based on an average sales density, £5,000 - £12,155 per sq m for convenience goods and allowing for increased productivity of +0.2% per annum

Floorspace requirement based on an average sales density, £3,000 - £5,000 per sq m for comparison goods and allowing for increased productivity of +1.0% per annum between 2009 and 2014 and +1.5% per annum post 2014 at 2007 prices

6. Built Conservation and the Natural Environment

Reference	Indicator	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	
CC 1	Planning permissions granted contrary to the advice of the Environment Agency on either flood defence or water quality.	0	0	0	0	0	2	0	0	Data not yet available	Data not yet available	
CC 2	Change in areas of biodiversity importance (Sites of international, national, regional, sub-regional or local significance)	SAC/SPA net number change	-	-	-	0	0	0	0	0	0	0
		SAC/SPA net area change	-	-	-	0	0	0	0	0	0	0
		SAC/SPA total number	-	-	-	1	1	1	1	1	1	1
		SAC/SPA total area	-	-	-	105.98 ha	105.98 ha	105.98 ha	105.98 ha	105.98 ha	105.98 ha	105.98 ha
		SSSI net number change	-	-	-	0	0	0	0	0	0	0
		SSSI net area change	-	-	-	0	0	0	0	0	0	0
		SSSI total number	-	-	-	3	3	3	3	3	3	3
		SSSI total area	-	-	-	122.1 ha	122.1 ha	122.1 ha	122.1 ha	122.1 ha	122.1 ha	122.1 ha

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Reference	Indicator		04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	
	SBI net number change		0	+1	0	0	0	+1	-2	0	+1	0	
	SBI net area change		+4.8 ha	+7.3 ha	+216.6 ha	+169.4 ha	+20.03 ha	-5.83 ha	+3.00 ha	+11.7 ha	+2.7 ha	+3.3 ha	
	SBI total number		54	55	55	55	55	56	54	54	55	55	
	SBI total area		996.4 ha	1003.7 ha	1220.3 ha	1389.7 ha	1409.7 ha	1403.9 ha	1406.9 ha	1418.6 ha	1421.3 ha	1424.6 ha	
CC 3	Net change in protected green space	Area at start of period	1053 ha	1052.3 ha	1049.4 ha	1049.4 ha	1049.4 ha	1049.4 ha	1049.4 ha	1049.4 ha	1049.4 ha	1048.16 ha	
		Loss	0.66 ha	2.87 ha	0.00 ha	0.00 ha	0.00 ha	0.00 ha	0.00 ha	0.00 ha	0.00 ha	1.24ha	0.00ha
		Gain	0.00 ha	0.00 ha	0.00 ha	0.00 ha	0.00 ha	0.00 ha	0.00 ha	0.00 ha	0.00 ha	0.00ha	0.00ha
		Net change	-0.66 ha	-2.87 ha	0.00 ha	0.00 ha	0.00 ha	0.00 ha	0.00 ha	0.00 ha	0.00 ha	-1.24ha	0.00ha
CC 4	Net change in building protected for heritage value and number of buildings at risk	Listed buildings at start of year	312 listings covering 423 buildings	312 listings covering 423 buildings	312 listings covering 423 buildings	312 listings covering 423 buildings	312 listings covering 423 buildings	313 listings covering 424 buildings	315 listings covering 427 buildings	315 listings covering 427 buildings	317 listings covering 429 buildings	318 listings covering 430 buildings	
		Change during year	0	0	0	0	+1	+2	0	+2	+1	+3	
		Listed buildings at end of year	312 listings covering 423 buildings	312 listings covering 423 buildings	312 listings covering 423 buildings	312 listings covering 423 buildings	313 listings covering 424 buildings	315 listings covering 427 buildings	315 listings covering 429 buildings	317 listings covering 428 buildings	318 listings covering 430 buildings	321 listings covering 433 buildings	

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Reference	Indicator		04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14
		Buildings at risk at start of year	72	71	71	71	A comprehensive review of the boroughs buildings at risk is required to support the identification and formation of an at risk register.					
		Change during year	-1	0	0	-3						
		Buildings at risk at end of year	71	71	71	68						
CC 5	Change in protected trees and woodland	Trees	+217	+125	+53	+122	0	0	0	+4	0	0
		Woodland	+0.76 ha	+13.2 ha	+15.5 ha	+5.9 ha	+/-0	+/-0	+/-0	+/-0	+/-0	+/-0
CC 6	Net change in area of derelict land (NLUD Category C Sites)	Change	-5.53	-4.46	-4.8	-4.9	-2.7	+28.57	N/A	-1.79	-9.08	N/A
		Year end	88.4	83.9	79.1	79.7	77.0	107.57	N/A	105.78	96.70	N/A
CC 7	Percentage of SSSI in favourable condition. Natural England	All	-	-	50.97%	50.0%	-	7.45%	24.90%	24.90%	19.94%	19.94%
		Huddersfield Narrow Canal	-	-	100%	100%	-	0%	0%	0%	0%	0%
		Hollinwood Branch Canal	-	-	0%	0%	-	0%	0%	0%	0%	0%
		Dark Peak	-	-	52.91%	52.91%	-	22.34%	29.24%	28.77%	22.34%	22.34%
CC 8	Estimated average household water consumption (Ofwat / United Utilities supply area)	150 litres per person per day	150 litres per person per day	140 litres per person per day	137 litres per person per day	135 litres per person per day	135 litres per person per day	134 litres per person per day	132 litres per person per day	132 litres per person per day	131 litres per person per day	

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Reference	Indicator	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14
CC 9	Percentage of land covered by Conservation Areas	1.54	1.54	1.54	1.54	1.54	1.54	1.54	1.54	1.54	1.54
CC 10	Number of conservation areas and percentage covered by management appraisals	9 / 0%	9 / 0%	9 / 0%	9 / 0%	9 / 0%	9 / 0%	9 / 0%	9 / 0%	9 / 89%	9 / 89%
CC 11	Number of Air Quality Management Areas declared, area and percentage of the borough covered	6 AQMA around the M60, A57, M67, A635, A57	Following review 1 AQMA covering 1158.2ha (11.2%)	1 AQMA covering 1158.2ha (11.2%)	1 AQMA covering 1158.2ha (11.2%)	1 AQMA covering 1158.2ha (11.2%)	1 AQMA covering 1158.2ha (11.2%)	1 AQMA covering 1158.2ha (11.2%)	1 AQMA covering 1158.2ha (11.2%)	1 AQMA covering 1158.2ha (11.2%)	1 AQMA covering 1158.2ha (11.2%)

7. Minerals and Waste

There are two waste disposal authorities in Greater Manchester; they are Wigan MBC which manages waste produced within Wigan and the Greater Manchester Waste Disposal Authority which manages the waste of the other 9 authorities in Greater Manchester. The Greater Manchester Waste Management Strategy first developed in 2004, updated in 2006 and further updated in 2011 covers 9 of the 10 authorities and sets out the framework for managing waste to 2025. To assist in delivering the strategy, the Greater Manchester Waste Delivery Authority have signed a 25 year contract for waste and recycling with Viridor Laing Limited. The contract included a construction programme of waste recycling facilities over a 5 year period. For Tameside this included the construction of household recycling centres at Bayley Street, Stalybridge and Ash Road, Droylsden.

The ten authorities of Greater Manchester have also worked together to produce both Joint Waste and Minerals Development Plan Documents. The production processes included a number of stages of consultation culminating in Public Examination hearings to consider the soundness of the plans. On the 26th April 2013 the Minerals Plan became part of the statutory development plan for Tameside following on from adoption of the Waste Plan on the 1st April 2012.

Both the Waste and Minerals Plans form a part of each Authority's statutory development plan.

The purpose of the Minerals Plan is to set out a minerals planning strategy to 2027 in order to deliver a steady and sustainable supply of minerals, safeguard mineral resources, enable Greater Manchester to contribute to its sub-regional apportionment of aggregates and facilitate greater use of recycled aggregates and secondary mineral products. The Minerals Plan includes a set of plans identifying the locations of Mineral Safeguarding Areas within each of the ten Local Planning Authorities. It also includes a set of development management policies which will assist in the consideration of minerals planning applications.

The purpose of the Waste Plan is to set out a waste planning strategy to 2027 to enable the adequate provision of waste management facilities in appropriate locations for municipal, commercial and industrial, construction and demolition and hazardous wastes. The Waste Plan includes a set of plans identifying the potential locations of future waste management facilities within each Authority. It also includes a set of development management policies which assist in the consideration of waste planning applications.

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Reference	Indicator	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	
MC 1	Production of primary land won aggregates (combined figure for Greater Manchester, Merseyside, Halton and Warrington)	0.98 million tonnes	0.92 million tonnes	0.89 million tonnes	0.83 million tonnes	0.85 million tonnes	0.67 million tonnes	0.48 million tonnes	0.48 million tonnes	0.45 million tonnes	0.54 million tonnes	
MC 2	Production of secondary /recycled aggregates (recycled aggregates combined for the Northwest Region)	1.5 million tonnes	1.2 million tonnes	1.54 million tonnes	1.1 million tonnes	0.69 million tonnes	0.30 million tonnes	0.29 million tonnes	0.36 million tonnes	0.81 million tonnes	0.42 million tonnes	
MC 3	Amount of municipal waste arising and management type of the waste managed	Total waste	103,232	102,226	103,870	104,915	96,213	73,635	72,999	72,637	71,425	71,477
		Recycled	10,395	14,751	15,388	16,674	16,674	17,716	17,270	15,433	15,293	15,374
		Composted	-	-	4,870	5,733	6,170	7,107	8,309	9,538	11,146	12,874
		Incinerated	170	170	179	189	89	-	-	-	-	-
		Landfill	98,667	87,305	83,433	82,319	73,489	66,032	61,302	57,879	52,297	51,131
MC 4	Proportion of household waste which is recycled and composted	12.5%	20.8%	24.3%	27.1%	28.8%	33.7%	35.09%	34.38%	37.02%	39.52%	
MC 5	Percentage of properties covered by the blue, green and brown recycling bin collection service.	-	85.7%	85.7%	96.7%	98.3%	100%	100%	100%	100%	100%	

8. Local Development Scheme Monitoring

This section looks at Local Plan progress for the period up to 31st December 2014. The current Local Development Scheme (LDS) was updated and adopted by the Council July 2012. This version superseded Version 4 of the LDS which was adopted May 2011.

The purpose of this section of the AMR is to assess whether the timetable and milestones for the preparation of documents set out in the current LDS have been met. Where they have not been met or are not on track then the reasons why are set out. Finally this section covers the main issues and changes required in the revised LDS.

Progress on Development Plan Documents

The following summarises progress made on Tameside's Local Plan.

Core Strategy and Development Management Policies DPD

Progress has been made on furthering the development of the Councils Local Plan its Core Strategy and Development Management Policies DPD, the 'Core Strategy'. This focus has allowed the Council to progress through to publishing for consultation a Preferred Option for its Core Strategy and subsequently responding to the representations received. The following is an account of the work undertaken so far:

- An updated Sustainability Appraisal produced by environmental consultants AMEC. The Sustainability Appraisal of the Core Strategy Preferred Options document was published for consultation between January and February 2013.
- The Strategic Housing Land Availability Assessment was completed, approved and published for the period 2012/2013, with work commencing on an immediate refresh for 2013/2014 to be published December 2014.
- The draft Employment Land Review was published and consultation took place Jan-Feb 2014.
- The Level 2 Tameside Strategic Flood Risk Assessment from Scott Wilson has been completed.
- An Open Space, recreation needs and demand study has been prepared Knight, Kavannah and Page, completed August 2010. A revised playing pitch assessment is proposed to be commenced during 2014 to meet revised Sport England guidance and in the interests of keeping the study current.
- The retail study updated by White Young Green was completed in May 2010.
- Conservation Area Management Appraisals have been further progressed, with eight of the boroughs nine conservation areas now having adopted appraisals.

However, despite the progress made around evidence base projects and the consultation on the Core Strategy Preferred Options the programme has slipped significantly. Key milestones have been missed for publication, submission and adoption of the Core Strategy. Additionally a reappraisal of the scope of the Development Plan Document is required. Therefore, it is proposed to cease production of the Core Strategy and to start production of a complete Local Plan Development Plan Document (Local Plan DPD).

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The Local Plan DPD will encompass the policy content identified in the Core Strategy plus the Site Allocations DPD and the Proposals Map. A revised Local Development Scheme will be produced by summer 2015 setting out the documents to be produced and the timetable for each up to adoption.

Greater Manchester Spatial Framework

There have been significant changes to the proposed status of the Greater Manchester Spatial Framework (GMSF). This document will now be produced as a Joint Development Plan Document covering the ten districts that make up Greater Manchester. The Council now intends to produce the Local Plan DPD within a timeframe that will take into account the stages of producing the GMSF DPD

Document Name	Status	Time Period	Anticipated Adoption Date
Greater Manchester Spatial Framework	Development Plan Document	2012-2033	Autumn 2018
Tameside Local Plan	Development Plan Document	2012-2033	Autumn 2019

This updated LDS will reflect the new milestones contained in The Town and Country Planning (Local Planning) (England) Regulations 2012 (The 2012 Regulations) amendments that now accompany the Planning and Compulsory Purchase Act 2004. These are as follows:

- Regulation 18 – A local planning authority must notify bodies or persons as set out in the Regulations at paragraph 2 and invite them to make representations to the LPA about what Local Plan ought to contain;
- Regulation 19 – Publication of a local plan – at this stage the submission document and a statement of the representations procedure will be available.
- Regulation 22 – Submission of documents and information to the Secretary of State.

Statement of Community Involvement

The Statement of Community Involvement (SCI) was adopted in July 2006. Given the changes in The 2012 Regulations and the 2012 Localism Act it is appropriate to amend the SCI in order to produce an up to date and simpler document. Therefore, the revised LDS will set out a programme for revising the SCI including the broad period for consultation.

The Greater Manchester Joint Waste DPD

The Greater Manchester Joint Waste DPD was formerly adopted by all the Greater Manchester authorities on the 1 April 2012.

The detailed monitoring report for the GM Joint Waste DPD 2013-2014 can be found at:

<http://www.gmwastedpd.co.uk/annmonitor.html>

The Greater Manchester Joint Minerals DPD

The Greater Manchester Joint Minerals Plan (The Minerals Plan) was adopted by all the Greater Manchester Authorities in April 2013. The Minerals Plan sets out the policies to guide future minerals development and identifies Areas of Search and Minerals Safeguarding Areas in order to meet aggregate requirements and to protect minerals resources across Greater Manchester to 2028.

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The detailed monitoring report for the GM Joint Minerals DPD 2013-2014 can be found at:

<http://www.gmineralsplan.co.uk/annmon.html>

Supplementary Planning Documents

The following section deals with Supplementary Planning Documents/Guidance. Where applicable an update on the document is provided including whether documents should be withdrawn or revoked.

The extant SPDs are as follows:

Brookbottom Mossley SPG – This SPD was adopted July 2005. The majority of the area has been developed and the remaining sites could be dealt with through the planning application process. Therefore the SPD can be revoked.

Tameside Sustainable Design and Construction Guide SPD – This SPD was adopted Oct 2005. It is proposed that this document is replaced with a broader SPD that focuses on sustainability requirements include a template developer sustainability checklist.

Developer Contributions SPD – This SPD was adopted November 2006. This SPD will be formerly revoked by the Council after April 2015 as it does not comply with the Community Infrastructure Regulations 2010 regarding charging tariffs.

Trees and Landscaping on Development Sites SPD – This SPD was adopted March 2007. This is a useful document. However, the key relevant elements will be included in the following revised SPDs:

- Employment Land SPD, and
- Residential Design SPD.

In addition a proposed Retail Design SPD will also incorporate appropriate elements of this guidance.

Employment Land SPD – This SPD was adopted January 2009. This SPD remains highly relevant but needs revising to bring it up-to-date and to include some elements of the Trees and Landscaping on Development Sites SPD. The revision process will be carried out in accordance with Part 5 of The Town and Country Planning (Local Planning) (England) Regulations 2012.

Ashton Town Centre Strategy SPD – This SPD was adopted January 2010. This document is to be retained as it provides an appropriate framework for the various town centre projects that are progressing.

Residential Design SPD – This SPD was adopted March 2010. This SPD remains highly relevant but needs revising to bring it up-to-date and to include revised Dwelling space standards, outdoor space standards and some elements of the Trees and Landscaping on Development Sites SPD. The revision process will be carried out in accordance with Part 5 of The Town and Country Planning (Local Planning) (England) Regulations 2012.

Hyde Town Centre SPD – The last phase of consultation on this SPD took place in May 2011. The Council will withdraw this SPD due to the lack of progress since 2011. In the future it may be appropriate to reconsider this position. Therefore under Section 22 of the Planning and Compulsory

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Purchase Act 2004 the local planning authority will withdraw the document. This process must be carried out in accordance with Regulation 15 of the 2012 Regulations.

Proposed SPDs

As outlined above a number of the extant SPDs need revising. For the avoidance of doubt these are:

- Employment Land SPD; and
- Residential Design SPD.

In addition to these revisions a number of new SPDs are proposed:

- Retail Development and Design SPD;
- Sustainable Development SPD;
- Living Streets SPD; and
- Historic Environment/Conservation Areas SPD.

9. Duty to Cooperate

The NPPF requires that public bodies have a duty to co-operate across administrative boundaries, particularly on planning issues which relate to strategic priorities ranging from challenges such as housing and employment land provision through to infrastructure and climate change for example.

Regulation 34 (6) of The Town and Country Planning (Local Planning)(England) Regulations 2012 sets out that:

“Where a local planning authority have co-operated with another local planning authority, county council or person prescribed under section 33A of the Act, the local planning authority’s monitoring report must give details of what action they have taken during the period covered by the report”.

Tameside Council continues to work closely with its statutory consultees including the Environment Agency, Historic England and Natural England with records of their input in to the development of new and emerging planning Policy. In addition the Council has continued dialogue with the Local Economic Partnership for Greater Manchester in its local plan and the emerging Local Nature Partnership, being recently established.

Tameside is a Unitary Authority in the North West of England, forming part of the Greater Manchester conurbation. As such it has a long history of joint working with other Local Authorities within the region including for example informing the preparation of the North West of England Regional Spatial Strategy. Below this regional geography Tameside is active across the Greater Manchester city region as part of the Association of Greater Manchester Authorities which has a long history of working together to not only establish evidence that informs planning policy development across the region and in local areas but also the delivery of joint policy documents. Below are a number of publications and evidence resources which have been established to inform Tameside’s emerging Core Strategy and wider Local Plan that were produced at an AGMA level:

- Greater Manchester Joint Waste Development Plan Document
- Greater Manchester Joint Minerals Development Plan Document
- Greater Manchester Strategic Housing Land Availability Assessment
- Greater Manchester Strategic Housing market Assessment
- Greater Manchester Employment Land Position Statement
- Greater Manchester Forecasting Model
- Greater Manchester Gypsy and Traveller Accommodation and Service Delivery Needs Assessment
- Greater Manchester Independent Economic Review
- Greater Manchester Historic Landscape Characterisation Assessment
- Greater Manchester Biodiversity Action Plan
- Greater Manchester Strategic Flood Risk Assessment
- Greater Manchester Decentralised Energy Study

In addition, outside of Greater Manchester, Tameside is bordered to the east by High Peak Borough Council, Derbyshire County Council and the Peak District National Park Authority. Further evidence

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of joint working with these parties is evidenced through developing the emerging Tameside Core Strategy and the numerous liaison meetings particularly with High Peak Borough Council in discussing strategic challenges.

Further to the above Tameside is fully engaged in the development of a Development Plan Document for Greater Manchester, its Spatial Framework (GMSF). The document will be a joint plan between ten Authorities to manage the supply of land to support jobs and new homes in Greater Manchester. The first step in the production of the plan was a public consultation which ran from the 26 September until 7 November 2014 which asked for initial views on a joint evidence base. The next 12 months will further see the development of options in arriving at a draft Development Plan Document.

10. Sustainability Appraisal Objectives

Objective Number	Description
1	To improve access to good quality, affordable and resource efficient housing
2	To enable people to enjoy long life, free from disease and limiting illness
3	To develop strong and positive relationships between people from different backgrounds and communities
4	To deliver urban renaissance
5	To regenerate rural areas
6	To improve access to and use of basic goods, services and amenities
7	To reduce crime, disorder and the fear of crime
8	To enable groups and communities to contribute to decision making
9	To provide education which is accessible to all and valued by all and produces achievements above the norm
10	To protect places and enhance, landscapes and buildings of historic, cultural and archaeological value
11	To protect and improve local environmental quality
12	To protect and enhance biodiversity
13	To protect and improve the quality of controlled waters
14	To protect and improve land quality
15	To ensure the prudent use of natural resources and the sustainable management of existing resources
16	To address the need to limit and adapt to climate change
17	To reduce the need to travel
18	To ensure the sustainable management of waste, minimise its production, and increase re-use, recycling and recovery rates.
19	To establish a prosperous Borough that offers attractive opportunities to individuals, businesses and communities
20	To exploit the growth potential of business sectors
21	To secure economic inclusion
22	To develop and maintain a healthy labour market
23	To develop strategic transport, communication and economic infrastructure

11. Saved Policies and NPPF Compliance

This section of the AMR covers the policies in the adopted Unitary Development Plan (2004) and how they have or will be replaced. In addition to previous versions of the AMR this section now covers the degree of NPPF compliance of policy as determined by the Council.

Part One Policies	NPPF Compliance (Including Planning Policy for Traveller Sites)	Will be superseded by policy contained in the following Development Plan Documents.	Policy superseded by existing Development Plan Document or relevant Part of the NPPF.
1.1 Capturing Quality Jobs for Tameside People	Consistent – complies with para 17 'Core Planning Principles'.	Tameside Local Plan	n/a
1.2 Maintaining an Integrated Transportation Strategy	Consistent – complies with para 17 'Core Planning Principles'.	Tameside Local Plan	n/a
1.3 Creating a Cleaner and Greener Environment	Consistent – complies with para 17 'Core Planning Principles'.	Tameside Local Plan	n/a
1.4 Providing More Choice and Quality of Homes	Consistent – complies with para 17 'Core Planning Principles'.	Tameside Local Plan	n/a
1.5 Following the Principles of Sustainable Development	Consistent – complies with para 17 'Core Planning Principles'.	Tameside Local Plan	n/a
1.6 Securing Urban Regeneration	Consistent – complies with para 17 'Core Planning Principles'.	Tameside Local Plan	n/a
1.7 Supporting the role of town centres	Consistent – complies with para 17 'Core Planning Principles'.	Tameside Local Plan	n/a
1.8 Retaining and Improving Opportunities for Sport, Recreation and Leisure	Consistent – complies with para 17 'Core Planning Principles'.	Tameside Local Plan	n/a
1.9 Maintaining Local Access to Employment and Services	Consistent – complies with para 17 'Core Planning Principles'.	Tameside Local Plan	n/a
1.10 Protecting and Enhancing the Natural Environment	Consistent – complies with para 17 'Core Planning Principles'.	Tameside Local Plan	n/a
1.11 Conserving Built Heritage and Retaining Local Identity	Consistent – complies with para 17 'Core Planning Principles'.	Tameside Local Plan	n/a

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Part One Policies	NPPF Compliance (Including Planning Policy for Traveller Sites)	Will be superseded by policy contained in the following Development Plan Documents.	Policy superseded by existing Development Plan Document or relevant Part of the NPPF.
1.12 Ensuring and Accessible, Safe and Healthy Environment	Consistent – complies with para 17 'Core Planning Principles'.	Tameside Local Plan	n/a
1.13 Meeting Obligations on Minerals, Waste and Energy	Consistent – complies with para 17 'Core Planning Principles'.	Tameside Local Plan	Partially replaced with Joint Waste Plan Policies Aims and Objectives Partially replaced with Joint Minerals Plan Aims and Objectives
Part Two Policies			
E1 Regional Investment Site / Strategic Regional Site	Possibly inconsistent, but evidence on 'reasonable prospects' (para 22) and proportionate evidence (para 158) could apply.	Tameside Local Plan	n/a
E2 Development Opportunity Areas	Consistent as policy actively encourages mixed use schemes in the identified areas.	Tameside Local Plan	n/a
E3 Established Employment Areas	Consistent, evidence on 'reasonable prospects' (para 22) and proportionate evidence (para 158) are detailed in this policy.	Tameside Local Plan	n/a
E5 Local Employment Opportunities and Mixed Uses	Consistent – supported by para 17 on mixed use.	Tameside Local Plan	n/a
E6 Detailed Design of Employment Developments	Consistent – supported by section 7 on design.	Tameside Local Plan	n/a
E7 Local Access to New Employment	Consistent – supported by para 37 (minimisation of journeys).	Tameside Local Plan	n/a
H1 Housing Land Provision	Inconsistent with para 49 and therefore the policy is not considered to be up to date until the Borough can demonstrate a five year deliverable housing land supply.	Greater Manchester Spatial Framework and Tameside Local Plan	n/a

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Part One Policies		NPPF Compliance (Including Planning Policy for Traveller Sites)	Will be superseded by policy contained in the following Development Plan Documents.	Policy superseded by existing Development Plan Document or relevant Part of the NPPF.
H2	Unallocated Sites	Inconsistent – possible conflict with paras 47 and 49.	Tameside Local Plan	n/a
H4	Type, Size and Affordability of Dwellings	Consistent – para 50 discusses demonstrable need.	Tameside Local Plan	n/a
H5	Open Space Provision	Consistent – para 74 discusses demonstrable need.	Tameside Local Plan	n/a
H6	Education and Community Facilities	Consistent – para 74 discusses demonstrable need.	Tameside Local Plan	n/a
H7	Mixed Use and Density	Consistent – para 17 on mixed use applies.	Tameside Local Plan	n/a
H8	Gypsies, Travellers and Showmen	Inconsistent - Requires re-writing in the context of the NPPF guidance, which demands evidence-based positive planning for G&T (paras 4 and 6), and Planning Policy for Traveller Sites.	Tameside Local Plan	See NPPF paras 4 and 6 and Planning Policy for Traveller Sites.
H9	Backland and Garden Development	Consistent – para 53 specifically offers protection where justified.	Tameside Local Plan	n/a
H10	Detailed Design of Housing Developments	Consistent – section 7 'Requiring Good Design' applies.	Tameside Local Plan	n/a
S1	Town Centre Improvement	Consistent – section 2 'Ensuring the Vitality of Town Centres' applies.	Tameside Local Plan	n/a
S2	New Retail Developments in Town Centres	Consistent – section 2 'Ensuring the Vitality of Town Centres' applies.	Tameside Local Plan	n/a
S3	New Retail Developments outside Town Centres	Inconsistent with paras 24, 26 and 27.	Tameside Local Plan	n/a
S4	Retail Dominance and Shopping Frontages	Consistent - bullet point 3 allows for the definition of permitted uses in certain areas.	Tameside Local Plan	n/a

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Part One Policies	NPPF Compliance (Including Planning Policy for Traveller Sites)	Will be superseded by policy contained in the following Development Plan Documents.	Policy superseded by existing Development Plan Document or relevant Part of the NPPF.
S5 Changes of Use in Local Shopping Centres	Consistent – para 23 allows flexibility.	Tameside Local Plan	n/a
S6 New Local Shopping Developments	Consistent – para 23 allows protection.	Tameside Local Plan	n/a
S7 Food and Drink Establishments and Amusement Centres	Consistent – paras 23 & 26 give discretion on approval.	Tameside Local Plan	n/a
S8 Built Recreation, Leisure and Tourism Developments	Consistent – para 23 allows protection.	Tameside Local Plan	n/a
S9 Detailed Design of Retail and Leisure Developments	Consistent – section 7 on design applies.	Tameside Local Plan	n/a
S10 Existing Out-of-Centre Retail Parks and Stores	Consistent – para 23 allows protection.	Tameside Local Plan	n/a
OL1 Protection of the Green Belt	Largely consistent - Extent of the Green Belt is unchanged but the exceptions policy is now set out under para 89.	Tameside Local Plan	See NPPF paras 79 to 92.
OL2 Existing Buildings in the Green Belt	Largely consistent - Extent of the Green Belt is unchanged but the exceptions policy is now set out under para 89.	Tameside Local Plan	See NPPF paras 79 to 92.
OL3 Major Developed Sites in the Green Belt	Largely consistent - Extent of the Green Belt is unchanged but the exceptions policy is now set out under para 89.	Tameside Local Plan	See NPPF paras 79 to 92.
OL4 Protected Green Space	Consistent - para 70 on positive planning applies.	Tameside Local Plan	n/a
OL6 Outdoor Sport, Recreation and Play Space Developments	Consistent - para 70 on positive planning applies.	Tameside Local Plan	n/a
OL7 Potential of Water Areas	Consistent - section 11 (natural env)	Tameside Local Plan	n/a

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Part One Policies	NPPF Compliance (Including Planning Policy for Traveller Sites)	Will be superseded by policy contained in the following Development Plan Documents.	Policy superseded by existing Development Plan Document or relevant Part of the NPPF.
	applies.		
OL8 Informal Recreation and Countryside Access	Consistent - para 70 on positive planning applies.	Tameside Local Plan	n/a
OL9 Derelict Land Reclamation	Consistent - para 70 on positive planning applies.	Tameside Local Plan	n/a
OL10 Landscape Quality and Character	Consistent - section 11 (natural env) applies.	Tameside Local Plan	n/a
OL11 Support for Agriculture	Possibly inconsistent – the first para seems very restrictive; following paras are supported by para 28 and sequential test on best and most versatile land (para 112).	Tameside Local Plan	See NPPF para 28 and NPPG 'Permitted development rights for the change of use of agricultural buildings'.
OL12 Development Associated with Agriculture	Consistent - section 3 (rural economy) applies.	Tameside Local Plan	n/a
OL13 Accommodation for Agricultural Workers	NPPF is silent on this.	Tameside Local Plan	n/a
OL14 Allotments	Consistent - as long as evidence assembled - para 70 on positive planning applies. Allotments are specifically excluded from the definition of previously developed land.	Tameside Local Plan	n/a
OL15 Openness and Appearance of River Valleys	Consistent - para 114 applies.	Tameside Local Plan	n/a
OL16 Peak District National Park	Consistent - paras 115 & 116 apply.	Tameside Local Plan	n/a
T1 Highway Improvement and Traffic Management	Consistent - section 4 (promoting sustainable transport applies).	Tameside Local Plan	n/a
T2 Trunk Road Developments	Consistent	Tameside Local Plan	n/a
T3 Major Highway Scheme	Consistent	Tameside Local Plan	n/a

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Part One Policies		NPPF Compliance (Including Planning Policy for Traveller Sites)	Will be superseded by policy contained in the following Development Plan Documents.	Policy superseded by existing Development Plan Document or relevant Part of the NPPF.
T4	Rail Infrastructure	Consistent - paras 30 & 31 apply.	Tameside Local Plan	n/a
T5	Metrolink Extension	Consistent - paras 30 & 31 apply.	Tameside Local Plan	n/a
T6	Facilities for Buses	Consistent - para 35 applies.	Tameside Local Plan	n/a
T7	Cycling	Consistent - para 35 applies.	Tameside Local Plan	n/a
T8	Walking	Consistent - para 35 applies.	Tameside Local Plan	n/a
T9	Freight Movement	Consistent - para 35 applies.	Tameside Local Plan	n/a
T10	Parking	Consistent - para 39 applies	Tameside Local Plan	n/a
T11	Travel Plans	Consistent - para 36 applies.	Tameside Local Plan	n/a
T12	Special Needs	Consistent - para 35 applies.	Tameside Local Plan	n/a
T13	Transport Investment	Consistent - para 32 applies.	Tameside Local Plan	n/a
T14	Transport Assessments	Consistent - para 32 applies.	Tameside Local Plan	n/a
C1	Townscape and Urban Form	Consistent - section 7 (design) applies.	Tameside Local Plan	n/a
C2	Conservation Areas	Consistent - section 12 (historic env) applies.	Tameside Local Plan	n/a
C3	Demolition of Unlisted Buildings in Conservation Areas	Consistent - section 12 (historic env) applies.	Tameside Local Plan	n/a
C4	Control of Development in or adjoining Conservation Areas	Consistent - section 12 (historic env) applies.	Tameside Local Plan	n/a
C5	Alternative Uses, Alterations and Additions for Listed Buildings	Consistent - section 12 (historic env) applies.	Tameside Local Plan	n/a
C6	Setting of Listed Buildings	Consistent - section 12 (historic env) applies.	Tameside Local Plan	n/a
C7	Enabling Development for Conservation of Heritage Assets	Consistent - section 12 (historic env) applies.	Tameside Local Plan	n/a
C8	Demolition of Listed Buildings	Consistent - section 12 (historic env) applies.	Tameside Local Plan	n/a
C9	Historic Parks and Gardens	Consistent - section 12 (historic env) applies.	Tameside Local Plan	n/a

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Part One Policies		NPPF Compliance (Including Planning Policy for Traveller Sites)	Will be superseded by policy contained in the following Development Plan Documents.	Policy superseded by existing Development Plan Document or relevant Part of the NPPF.
C10	Development Affecting Archaeological Sites	Consistent - section 12 (historic env) applies.	Tameside Local Plan	n/a
C11	Shop Fronts	Consistent - section 7 (design) applies.	Tameside Local Plan	n/a
C12	Art in the Environment	Consistent - section 7 (design) applies.	Tameside Local Plan	n/a
N1a	International Nature Conservation Sites	Consistent - section 11 (nat env) applies.	Tameside Local Plan	n/a
N1b	National Nature Conservation Sites	Consistent - section 11 (nat env) applies.	Tameside Local Plan	n/a
N2	Locally Designated Nature Conservation Sites	Consistent - section 11 (nat env) applies.	Tameside Local Plan	n/a
N3	Nature Conservation Factors	Consistent - section 11 (nat env) applies.	Tameside Local Plan	n/a
N4	Trees and Woodland	Consistent - section 11 (nat env) applies.	Tameside Local Plan	n/a
N5	Trees Within Development Sites	Consistent - section 11 (nat env) & section 7 (design) apply.	Tameside Local Plan	n/a
N6	Protection and Enhancement of Waterside Areas	Consistent - section 11 (nat env) & section 7 (design) apply.	Tameside Local Plan	n/a
N7	Protected Species	Consistent - section 11 (nat env) applies.	Tameside Local Plan	n/a
MW1	Protection of Mineral Resources	n/a	n/a	Joint Minerals Development Plan Document Policy 8 - Prior Extraction of Mineral Resources
MW2	Supply of Aggregate Minerals	n/a	n/a	Joint Minerals Development Plan Document Policies: 1 – The Presumption in Favour of Sustainable Mineral Development 3 – Primary Extraction of Minerals - Aggregates

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Part One Policies	NPPF Compliance (Including Planning Policy for Traveller Sites)	Will be superseded by policy contained in the following Development Plan Documents.	Policy superseded by existing Development Plan Document or relevant Part of the NPPF.
MW3 Reclamation of Derelict Land	n/a	Tameside Local Plan	Joint Minerals Development Plan Document Policies: 10 – Reworking of Colliery Spoil Tips 13 – Restoration and Aftercare
MW5 Movement of Minerals and Waste	n/a	Tameside Local Plan	Joint Minerals Development Plan Document Policy 9 – Sustainable Transport of Minerals Joint Waste Development Plan Document Policies: 4 – Site Allocations 5 – Area Allocations 10 – Unallocated Sites
MW6 Waste Management Facilities	n/a	Tameside Local Plan	Joint Waste Development Plan Document Policies: 1 – Commercial and Industrial Waste: Energy Recovery 2 – Non Hazardous Waste: Disposal 3 – Hazardous Waste: Disposal Capacity 6 – Inert Residual Waste Disposal 7 – Non Hazardous Residual Waste Disposal
MW7 Recycling, Collection and Ancillary Waste Management	n/a	Tameside Local Plan	Joint Waste Development Plan Document Policies: 4 – Site Allocations 5 – Area Allocations 10 – Unallocated Sites
MW8 Energy from Waste	n/a	n/a	Joint Waste Development Plan Document Policies: 1 – Commercial and Industrial Waste:

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Part One Policies	NPPF Compliance (Including Planning Policy for Traveller Sites)	Will be superseded by policy contained in the following Development Plan Documents.	Policy superseded by existing Development Plan Document or relevant Part of the NPPF.
			Energy Recovery 8 – Requirement for Combined Heat and Power
MW9 Control of Minerals and Waste Developments	n/a	Tameside Local Plan	Joint Minerals Development Plan Document Policy 2 – Key Planning and Environmental Criteria Joint Waste Development Plan Document Policies: 6 – Inert Residual Waste Disposal 7 – Non Hazardous Residual Waste Disposal 8 – Requirement for Combined Heat and Power 9 – Restoration and Aftercare 10 – Unallocated Sites 11 – Safeguarding of Sites 12 – Safeguarding Existing Waste Management Capacity
MW10 Development on or near Landfill Sites	Consistent - use of PDL considerations apply – para 109.	Tameside Local Plan	Joint Waste Development Plan Document Policy 9 – Restoration and Aftercare
MW11 Contaminated Land	Consistent - use of PDL considerations apply – para 109.	Tameside Local Plan	n/a
MW12 Control of Pollution	Consistent - Section 11 (Conserving and Enhancing the Natural Environment) applies.	Tameside Local Plan	n/a
MW13 Hazardous Installations	Consistent - Locational criteria para 109 apply.	Tameside Local Plan	n/a
MW14 Air Quality	Consistent - Para 124 applies.	Tameside Local Plan	n/a

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Part One Policies	NPPF Compliance (Including Planning Policy for Traveller Sites)	Will be superseded by policy contained in the following Development Plan Documents.	Policy superseded by existing Development Plan Document or relevant Part of the NPPF.
MW15 Protection of Water Resources	Consistent - Section 11 (Conserving and Enhancing the Natural Environment) applies.	Tameside Local Plan	n/a
U1 Utilities Infrastructure	Consistent - para 162 applies.	Tameside Local Plan	n/a
U2 Telecommunications	Consistent - para 162 applies.	Tameside Local Plan	n/a
U3 Water Services for Developments	Consistent - para 162 applies.	Tameside Local Plan	n/a
U4 Flood Prevention	Consistent - para 162 applies.	Tameside Local Plan	n/a
U5 Energy Efficiency	Consistent - para 95 applies.	Tameside Local Plan	n/a
U6 Renewable Energy	Consistent - paras 96, 97 & 98 apply.	Tameside Local Plan	n/a

12. Abbreviations

ABI	Annual Business Inquiry
AQMA	Air Quality Management Area
AMR	Authority's Monitoring Report
DCLG	Department for Communities and Local Government
DPH	Dwellings per Hectare
GVA	Gross Value Added
IMD	Index of Multiple Deprivation
LDF	Local Development Framework
LDS	Local Development Scheme
NLUD	National Land Use Database
NUTS	Nomenclature of Units for Territorial Statistics
NWRA	North West Regional Assembly
ODPM	Office of the Deputy Prime Minister
QBC	Quality Bus Corridor
RSL	Registered Social Landlord
RSS	Regional Spatial Strategy
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SBI	Site of Biological Importance
SHLAA	Strategic Housing Land Availability Assessment
SOA	Super Output Area
SPA	Special Protected Area
SSSI	Site of Special Scientific Interest
TIF	Transport Innovation Fund
TPO	Tree Preservation Order
UDP	Unitary Development Plan