

ROCHDALE MBC

LOCAL DEVELOPMENT FRAMEWORK

ANNUAL MONITORING REPORT

DECEMBER 2007

CONTENTS

	Page
Section 1 – Introduction	1
Section 2 – Context	3
Section 3 – Progressing the Local Development Framework	9
Section 4 – Implementing the Unitary Development Plan	15
4.1 Economy	17
4.2 Housing	21
4.3 Environment	29
4.4 Regeneration	37
4.5 Transport	43
4.6 Local Services	49
4.7 Minerals and Waste	53
Section 5 – Key Issues and Actions	59
Appendix 1 – Summary Assessment of Indicators	63
Appendix 2 – Glossary of Terms	65

1. INTRODUCTION

Monitoring is important in assessing whether existing planning policies are addressing what they are intended to address and to review progress on the preparation of new planning documents. Local Planning Authorities are required to keep under review the matters that are expected to affect the development of their area or the planning of that area.

BACKGROUND

The Planning & Compulsory Purchase Act 2004 introduced important changes to the system of land use planning in England. It replaced Unitary Development Plans with a new set of planning documents that together are called a Local Development Framework. It also required local planning authorities to prepare and publish annually a Local Development Scheme. The Local Development Scheme is a project plan listing all the planning documents that the Council proposes to prepare or commence over a three-year period, detailing their content and timescale for production.

The legislation also requires the Council to prepare and publish an Annual Monitoring Report (AMR), analysing how work has progressed against the published timetables, and the effects that the implementation of policies may be having on the locality.

This document is Rochdale's third Annual Monitoring Report, as required by Section 35 of the Act, and Regulation 48 in the 2004 Town and Country Planning (Local Development) (England) Regulations. The time period considered by this report is 1st April 2006 to 31st March 2007. However, where appropriate, information since 31st March 2007 has been included.

THE PURPOSE OF THE ANNUAL MONITORING REPORT

Monitoring helps to inform us how our planning policies are being implemented and whether they are having the desired effect. It also indicates if there are policies which may need to change and gaps in our overall work that need addressing. The guidance on monitoring land use policies states that monitoring helps to address questions like:

- are policies achieving their objectives and in particular are they delivering sustainable development?
- have policies had unintended consequences?
- are the assumptions and objectives behind the policies still relevant?
- are the targets being achieved?

More specifically, under Section 35 of the Act, Regulation 48 in the 2004 Regulations, and the Strategic Environmental Assessment (SEA) Regulation 17, the Council is required to:

- review actual progress on local development document preparation against the timetable and milestones in the LDS;
- assess the extent to which policies in local development documents are being implemented;
- where policies are not being implemented, to explain why and set out what steps are to be taken to ensure that they are implemented or whether the policy is to be replaced;
- identify the significant effects of implementing policies in local development documents and whether they are as intended; and
- set out whether policies are to be amended or replaced.

This is the third Annual Monitoring Report and therefore some comparison with the findings of previous years report has been possible. This enables trends and emerging issues to be identified and appropriate action taken. As the AMR evolves it is intended that any gaps in monitoring will be filled and additional indicators added to reflect emerging priorities. Where

there are gaps or areas for future action in relation to indicators and targets this will be made clear in relation to specific topic areas (Section 4) and within Section 5 of the AMR.

The AMR is a vital tool for informing changes to the Council's LDS. The Council must keep its LDS up to date and a review of the LDS next spring will identify changes to the programme of Local Development Document preparation and their individual timetables. However, decisions on changes to contents and timetable will only be made by the appropriate Committee when the LDS is updated early next year.

WHAT ARE WE MONITORING?

The guidance for producing Annual Monitoring Reports focuses on the Local Development Framework (LDF) but applies to 'saved' policies in the replacement UDP which was adopted in 2006. ('Saved' policies are those that are adopted under the old planning system but which will remain relevant until they are replaced by policies in new Development Plan Documents.)

This report will focus on progress with new Local Development Documents identified for commencement during 2006-2007 in the Local Development Scheme. These are Supplementary Planning Documents which are intended to supplement UDP policies. Progress on these is covered in Section 3 which deals with the implementation of the LDS.

As noted above, since this is the third AMR, there is some opportunity to monitor progress or changes in relation to the indicators. This is important as it enables us to build up a better picture of how policies may be performing.

STRUCTURE AND CONTENT OF REPORT

Section 2 of the AMR sets the context for the Borough. This includes setting out contextual indicators followed by a brief summary of the wider policy context.

Section 3 includes an appraisal of the progress being made in relation to the Local Development Scheme (LDS). This is a key section of the report in terms of meeting the requirements of the Act.

Section 4 considers the implementation of the Unitary Development Plan and the 'saved' policies being considered. This incorporates the topic based sub-sections which have been devised to broadly reflect the Core Output Indicator headings given in the guidance on producing AMR's. Each of these sections includes the following elements:

- the relevant chapters in the UDP;
- a brief introduction, which may refer to a specific policy focus ;
- information relating to the implementation of the policies and the relevant Core Output Indicators and additional local indicators; and
- a brief summary including possible future action required.

Section 5 gives an overall conclusion of the AMR with specific points of action and issues for future AMR's to consider.

2. CONTEXT

Rochdale Borough Map



CONTEXTUAL INDICATORS

Demographic Structure

There are about 206,600 people living in Rochdale borough (2005). This is expected to increase to about 217,250 by 2021. The borough has a young population compared with the rest of the country, with more than one in five people aged under 16 years (21.5%). This is expected to fall to 20% in 2021. By contrast the population above retirement age will grow from 16.7% to 20.6% in the same period.

88.6% of the population describe themselves as white, which includes 1.5% white Irish. The other main ethnic groups are Pakistani with 7.7% of the population and Bangladeshi (1.3%). It is expected that by 2021 79.7% of the population will be white, with 17% of people having South Asian origins (Pakistani, Bangladeshi or Indian). The majority of the people living in the borough are born locally.

Socio-cultural Issues

Rochdale borough is one of the most deprived boroughs in England, and is ranked between 12th and 46th most deprived in the Indices of Deprivation 2004 measures of deprivation at district level. 35 out of 135 (25.9%) small areas in the borough are in the 10% most deprived areas in England. 55,000 people (22.8% of the population) live in these deprived neighbourhoods.

Levels of domestic burglary and vehicle crime in the borough have fallen recently. Domestic burglaries almost halved between 2002 and 2006 (from 39.8 to 20.8 per 1,000 households),

and between 2005-2006 this fell again to 18.5 per 1,000 households. Vehicle crime dropped by a third from 32.5 to 21.2 per 1,000 population over the same period. However, only 27% of people surveyed by the citizens' panel felt that the borough was a safe place (significantly fewer than the 46% surveyed in 2002). The number of young people receiving cautions or convictions has steadily reduced since 2001.

Skills levels and qualifications have a big impact on an individual's life chances – particularly employment, income and health.

Young people in the borough have been steadily improving on exam successes at school. 5 A* to C GCSEs is one of the key levels of attainment. In 2006 50.3% of pupils achieved that level, still below the England average of 59.2%.

However, the borough has a high proportion of adults with low skill levels. Nearly one in five (18.8%) of working age adults have no qualifications, compared with 15% nationally. 59.6% of working age adults are qualified to level 2 or above (at least 5 A* to C GCSEs, NVQ level 2, 5 O level passes, or equivalent), much lower than the England and Wales average of 65%. Older residents in the borough, and those living in deprived neighbourhoods, are especially likely to have low skills levels.

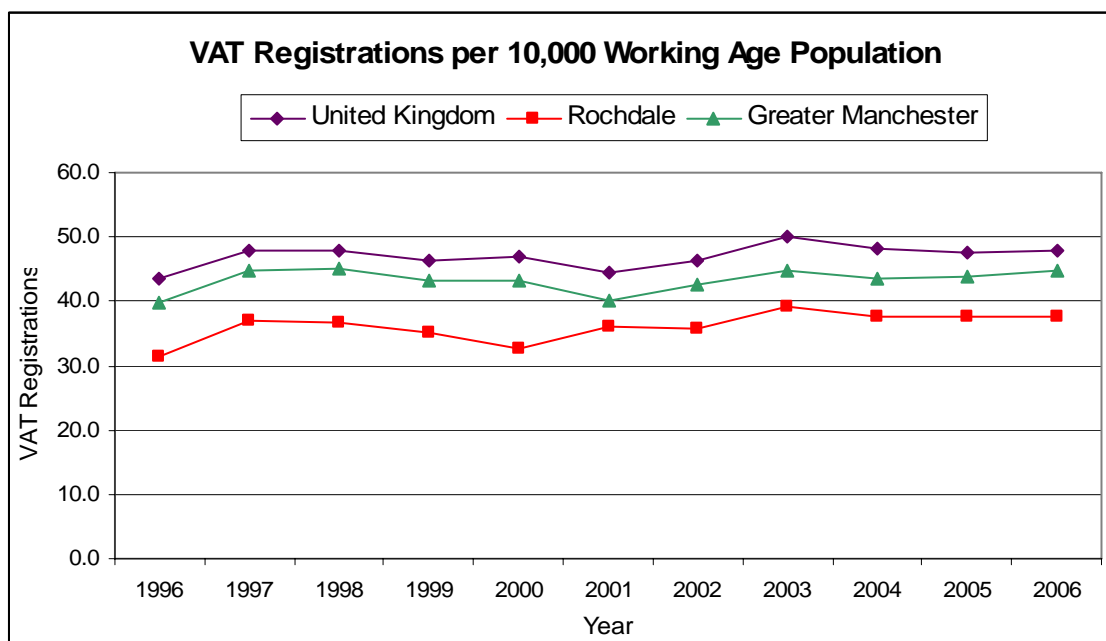
People in Rochdale Borough and Greater Manchester suffer some of the worst health in the country because of our industrial heritage and levels of deprivation.

Life expectancy is improving, but men can expect to live about 2.5 years less than the average man in England and Wales, and women about 2.3 years less than the average woman.

Employment and Economy

In the 1990s over a third of local manufacturing jobs disappeared. Even so, 18.8% of jobs remain in manufacturing, compared with 12.8% in England and Wales. Other key sectors are distribution, hotels and catering, and public administration and health.

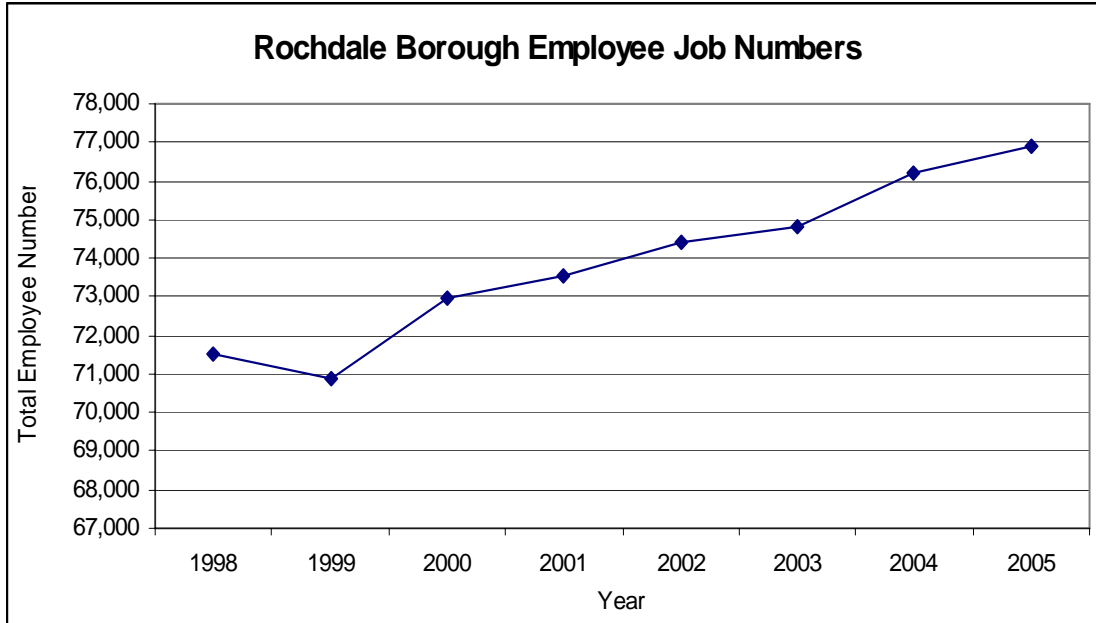
Employment is concentrated in small and medium-sized firms, which means the borough does not depend on a few large-sized employers. The numbers of VAT registered businesses per 10,000 working age population in Rochdale Borough has been consistently lower than both the Greater Manchester and England average figures. Year on year fluctuations seen at borough level have mirrored both GM and national trends.



Source: Inter-Departmental Business Register

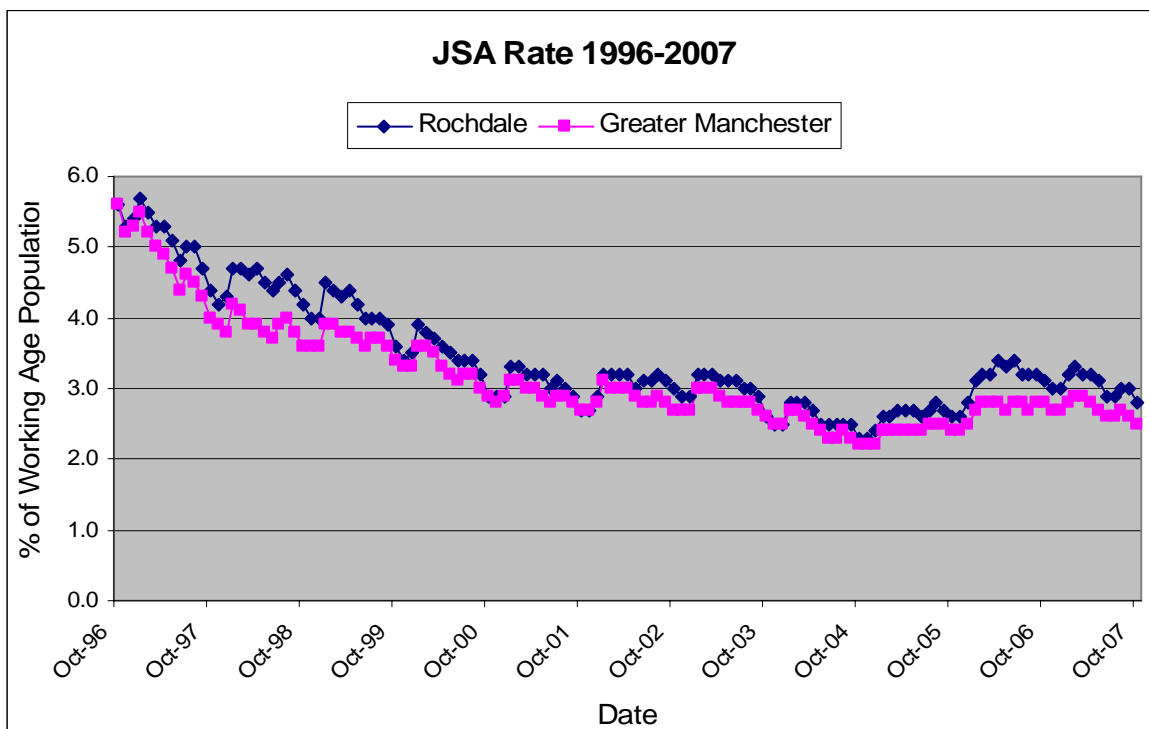
There has been no significant change in the borough employment rate since 1991, which is currently more than 3% below the England and Wales rate.

There has been a trend of gradual increase in the numbers of jobs in the borough since 1998. The large increase seen in 2004 is likely to be due to sampling error rather than an actual increase in job numbers.



Source: Annual Business Inquiry

The steady decline in Rochdale Borough’s unemployment rate (Job Seekers Allowance (JSA) claimants) has been seen since 1996, following both the Greater Manchester and North West trends. Throughout this period Rochdale Borough’s unemployment rate has been greater than the Greater Manchester average. The gap between the two rates increased over 2005-2006 before the trends began to mirror each other again.



Source: Dept for Work & Pensions

Although the numbers claiming JSA has fallen, a considerable number of Rochdale residents claim other work-related benefits, Incapacity Benefit and Severe Disablement Allowance. These people can be considered as part of the hidden unemployed. In 2007 11.6% of Rochdale Borough's working age population claimed Incapacity Benefit or Severe Disablement Allowance, compared to 9.7% in the North West region and 7.3% in England and Wales. In the more deprived neighbourhoods in the borough (those identified as Neighbourhood Renewal Strategy Areas), the level of working age people claiming any working age benefit is almost 1 in 3 working age people (32%).

Environment

Nearly three quarters of the land in the borough is green belt, greenspace corridors or other protected open space. Tree planting as part of the Pennine Edge Forest is helping to increase woodland cover although woodland cover remains low at around 3%.

Derelict land in the borough includes former industrial land and buildings, railway land and mineral extraction sites. Many of the urban sites are relatively small with larger sites in the urban edge and rural areas. Reclamation programmes to date have led to the reuse of many sites and some sites have naturally regenerated but it remains a dynamic situation where new sites emerge over time. The last comprehensive survey of derelict land was in 1993. The 1999 UDP noted that there were around 114 hectares of derelict land of which around 94% was in private ownership. Since then, the definition of derelict land has been expanded to include underused and neglected previously developed land.

Underused and degraded employment land and buildings remains a problem in some areas and poor housing environments in older housing areas and peripheral estates are being addressed.

Recycling of household waste in the borough has increased from 16.6% in 2005/06 to 18.67% in 2006/07.

Housing

Average house prices in the borough reflect the poor condition of many of them. In October 2007 the average price of a house in the borough was £122,845. Around a quarter of private sector houses in the Borough were built before 1919. According to the 2002 stock condition survey around 5% of all private sector properties were considered unfit for human habitation, with a further 16.2% seriously defective and on the borderline of descent into unfitness.

The borough has been successful in obtaining central government funding for the Housing Market Renewal Pathfinder initiative. Improvements in East Central Rochdale and Langley are on track, and additional funding is being sought for other areas.

As at 31st March 2007, 89% of Council houses and other dwellings now meet national decency standards, two and a half times the number in 2002 (34%).

Transport and Communication

The borough has good road and rail connections. Everywhere in the borough is less than three miles from a motorway junction. The Trans-Pennine railway and the West Coast Main Line complement these road links. Manchester Airport is only 45 minutes drive away. However, at times the existing infrastructure does suffer from congestion and therefore there are issues in terms of future demands. A higher percentage of people travel to work by car than in England and Wales (66.9% compared with 61.5%).

Schemes to reduce traffic congestion, in line with the Greater Manchester Local Transport Plan, are being implemented. Lobbying to overcome government delays to Metrolink is continuing, and the Northern Orbital bus corridor is on schedule. However, work on travel planning, to encourage people to get out of their cars, or at least to share trips with others, needs more work.

POLICY CONTEXT

Plans for the Future

Future Development Plan Documents will need to be prepared and monitored against changing priorities at the national, regional and local level. For example, the relevance of policies and the use of indicators will need to have regard to government Planning Policy Statements, the Regional Spatial Strategy and 'the Northern Way' and key local strategy and programmes.

At the local level, the LDF will need to be aligned with the Council's latest Community Strategy (Pride of Place). This will set the communities priorities for improving the economic, social and environmental well being of the borough for 2007-2010.

Very substantial physical change is planned across the Borough to deliver regeneration over the next decade. The Council's (and its partner's) visionary document to help guide spatial planning and regeneration is the Rochdale Borough 'Renaissance Masterplan'. This sets out the key directions and priorities for regeneration and a step change in the Borough's economy, its physical environment, its resident's quality of life, its image and reputation. It sets out key aims, ideas for change, and specific projects. The implementation of the Unitary Development Plan and the documents of the Local Development Framework will be central to the delivery of the Borough Masterplan.

The regeneration programme which we anticipate will have the greatest implications for spatial planning over the coming years is the Housing Market Renewal Pathfinder. This will involve a modernisation of the housing stock so that it meets 21st Century needs, and the transformation of neighbourhoods to make them more attractive and sustainable places to live. The modernisation of the housing stock will involve demolition and new build where this provides the most effective way forward. Attention will also be focused on developing 21st century employment sites, improving town centers, strategic gateways and corridors, accessible and sustainable transport, design and image and environmental assets.

The Local Strategic Partnership have recently prepared a Local Area Agreement (LAA) 2007, which sets out clear priorities and partnership working that mirrors the Community Strategy priorities set around children & young people, economic and enterprise, health & older people, safer stronger communities with cross cutting issues of housing, culture and cohesion underpinning. The LAA is an important part of what is intended for action in the Borough over the next three years and is one of a number of mechanisms for maximizing the level of change the Council seeks. The Council and other service providers have revised their corporate plans and these indicate how they will contribute to the priorities of the Community Strategy and the Local Area Agreement.

3. PROGRESSING THE LOCAL DEVELOPMENT FRAMEWORK

INTRODUCTION

Local Planning Authorities are required (under the Act and allied Regulations) to include in their AMR a review of progress on the preparation of local development documents against the timetable and milestones in their Local Development Scheme (LDS). (The LDS is the published project plan for document preparation). The LDS was revised in March 2007 taking account of the December 2006 Annual Monitoring Report. The LDS can be accessed on the Council's web site, www.rochdale.gov.uk.

This section provides information on whether the milestones for document preparation in the LDS have been met, what progress has been made, and if not, what the reasons are and what action is being taken.

CURRENT DEVELOPMENT PLAN DOCUMENTS

Three Development Plan Documents are identified in the March 2007 LDS: the LDF Core Strategy; the Canal Basin Deeplish, Milkstone Area Action Plan (AAP); and the Greater Manchester Joint Waste Development Plan Document.

Core Development Strategy

This document will form the context and strategic direction of other Development Plan Documents. Work on the Core Strategy commenced in May 2007 and consultation on the Preferred Options was due to be carried out in April/May 2008. Progress has been delayed for two reasons: firstly, the Council's preference to consult on 'Options' once the final changes to the Regional Spatial Strategy are known; and the need to prioritise staff time on major regeneration projects and related Supplementary Planning Documents. An amended indicative Core Strategy timetable is set out below. This will be the subject of consultation with elected members, Government Office North West and the Planning Inspectorate. (See Revised indicative timetable below.)

Timetable	Issues and Alternative Options	Consultation on Preferred Options	Consultation on Submission Document	Examination	Adoption
LDS (2007)	Not identified in LDS	April - May 2008	Feb - March 2009	Aug – Sept 2009	March 2010
Indicative revised	May 2008	Jan 2009	Oct 2009	June 2010	Feb 2011

Canal Basin, Deeplish, Milkstone Area Action Plan

This document was introduced in the March 2007 Local Development Scheme in recognition of the need to provide a more up-to-date framework for the regeneration of this strategic area of Rochdale, to the south of the town. Work started in March 2007 (taking account of masterplanning work and therefore, no milestones were expected to be reached in this monitoring period. However, early preparatory work has revealed that more information is required to assess the feasibility of uses, market interest in sites, funding and deliverability in

order to identify realistic options. A decision has made to prepare a Regeneration Investment Strategy to help inform the AAP and to identify delivery mechanisms. This will require the AAP timetable to be delayed by approximately 12 months. (See indicative revised timetable below.)

Timetable	Issues and Alternative Options	Consultation on Preferred Options	Consultation on Submission Document	Examination	Adoption
LDS (2007)		November-December 2007	June-July 2008	January 2009	September 2009
Indicative revised	May 2008	November-December 2008	June-July 2009	January 2010	September 2010

The Greater Manchester Joint Waste Development Plan Document (JWDPD).

The Joint Waste Development Plan Document (and a timetable for its production) was included in the Local Development Scheme in 2006. This Plan will take account of all waste streams arising within the North West, and will identify future need and the sustainable provision of new facilities. The March 2007 LDS revised the timetable to take account of slippage due to the decision to carry out a two stage Issues and Options consultation and to provide a more detailed evidence base (e.g. waste needs assessment).

Since then, progress on this Joint Plan is in accordance with the revised timetable set out in the March 2007 LDS. The JWDPD Stage One Issues and Options Report were issued for consultation during Monday 14 May 2007 – Friday 22 June 2007. Report on the outcomes of this process is due for publication in late November 2007.

In January 2008 the Stage Two Report will be issued for consultation. It will take into account the feedback received through the Stage One Issues and Options consultation and will also focus on the following topic areas:

- Development Control Policies
- Need for waste management facilities
- Types of facilities required
- Sites

Timetable	Issues and Alternative Options	Consultation on Preferred Options	Consultation on Submission Document	Examination	Adoption
LDS (2007)	Sept 06 – Sept 07	April – May 2008	Jan – Feb 2009	Sept-Oct 2009	Sept 2010

FUTURE DEVELOPMENT PLAN DOCUMENTS

Allocations Development Plan Document

The March 2007 LDS stated that consideration was being given to the timing and broad content of an 'Allocations DPD' with a potential start date of 2008. New Regulations may provide potential for significant land allocations or growth/regeneration areas to be identified in the Core Strategy. However, at present it is considered likely that a separate land allocations DPD will

also be required. In that event, consultation on ‘Issues and Options’ is not likely to commence until around early 2010 when the Core Strategy is well advanced and the broad spatial strategy has been the subject of reasonable scrutiny through consultation. A timetable will be established through the next review of the Local Development Scheme having regard to the changes to PPS 12 and the relevant Regulations.

Greater Manchester Joint Minerals Development Plan Document.

The 10 Greater Manchester Authorities also have a requirement to include minerals policies and identify sites for aggregate extraction, processing and safeguarding within each of their LDF’s. It is intended that this will proceed in much the same way as the JWDPD and will be produced by GMGU, although agreement on developing this document is yet to be formalised.

SUPPLEMENTARY PLANNING DOCUMENTS

The Local Development Scheme approved August 2006 includes a number of Supplementary Planning Documents to support UDP saved polices and regeneration projects and initiatives. Progress on these SPDs is summarised below (in the same order they appear in the March 2007 LDS).

East Central Rochdale Area Framework SPD

Since the last AMR, and in consultation with partner agencies, the Council decided that the regeneration of the East Central Rochdale (a priority HMR intervention area) required supplementary guidance to expand and interpret UDP policy in order to guide development proposals in the area. Consequently this SPD was included in the March 2007 LDS. Front loaded consultation was carried out between spring and summer 2007 and a draft SPD was approved in December 2007 for formal consultation. That consultation will commence in February and it is proposed to adopt the SPD in May 2008.

Timetable	Start Preparation and consultation / participation	Publish Draft for Formal Consultation / Participation	Consider Consultation Representations and Finalise SPD	Adoption / Publication
LDS (2007)	March – August 2007	Oct – Nov 2007	December 2007 – January 2008	April 2008
Indicative revised	March – August 2007	February 2008	March – May 2008	May 2008

Rochdale Town Centre East Area Framework SPD

The last AMR made reference to the proposals for a major redevelopment of Rochdale town centre to provide an improved retail offer, to attract new investment in leisure, cultural, housing, offices and other uses, and to improve its environment and accessibility. An Area Framework SPD was therefore included in the March 2007 LDS. Work has progressed according to the LDS timetable and the SPD was adopted in December 2007.

**Urban Design Guidance: Urban Design Principles SPD
Residential Design Guide SPD
Public Realm Design Guide SPD**

This guidance has been prepared jointly with Oldham Council, assisted by consultants, and in partnership with the Oldham/Rochdale Housing Market Renewal Pathfinder. The last AMR reported that progress has been slower than planned due to the need for additional stakeholder

consultation and further work on refining the documents. The Revised timetable indicated that Adoption was expected in June 2007. All three SPDs were eventually adopted in September 2007.

Affordable Housing SPD

The 2006 LDS programmed consultation on a Draft version in October 2006. However, progress had been frustrated by a delay in the completion of a Housing Needs Study. The 2007 AMR revised timetable did not include key milestones within the 2006/7 monitoring period. However, since the completion of a Housing Needs Study, good progress has been made. Front-loaded consultation, including a workshop event, took place in autumn 2007. Following this a consultation draft was approved in December 2007, one month behind schedule. However, it is expected that the SPD will be adopted in March 2008 as planned.

Timetable	Start Preparation and consultation / participation	Publish Draft for Formal Consultation / Participation	Consider Consultation Representations and Finalise SPD	Adoption / Publication
LDS (2007)	April 2007	October / November 2007	December 2007 / January 2008	March 2008
Indicative revised	April 2007	December 2007 / January 2008	February 2008	March 2008

Provision of Recreational Open Space in New Housing SPD

The last AMR reported that progress in relation to this SPD was delayed initially by the need to consider issues raised by the Inspector in relation to the policy and then by staff resources. The LDS revised in March 2007 indicated that formal consultation would take place in November 2007. Following front loaded consultation, including an event with house builders and interest groups in September 2007, a consultation draft was approved in November 2007. Formal consultation commenced in December 2007. It is expected that the SPD will be adopted in March as planned.

Timetable	Start Preparation and consultation / participation	Publish Draft for Formal Consultation / Participation	Consider Consultation Representations and Finalise SPD	Adoption / Publication
LDS (2007)	April 2007	November 2007	December / January 2007	March 2008
Indicative revised	April 2007	December 2007 / January 2008	February 2008	March 2008

Biodiversity and Development

The last AMR reported that the need for an improved evidence base, staffing and resource pressures would delay work on the SPD. The current 2006 LDS indicated that draft consultation would be carried out in June 2007 and that the SPD would be adopted in October 2007. Consultation didn't commence on a formal draft version until October 2007. The SPD is expected to be adopted in January 2007.

Timetable	Start Preparation and consultation / participation	Publish Draft for Formal Consultation / Participation	Consider Consultation Representations and Finalise SPD	Adoption / Publication
LDS (2007)	November 2006	August / September 2007	October / December 2007	January 2008
Indicative revised	November 2006	November / December 2007	December 2007 / January 2008	January 2008

Energy and New Development

The 2007 LDS included a new SPD on Energy and New Development in response to the need to reflect the Government agenda on energy and climate change, the local political agenda, the objectives of the Community Strategy and the need to supplement UDP policy in this area. A start was planned in May 2007 and, following front loaded consultation in October 2007, a formal draft will be available for consultation in February in accordance with the current LDS programme. The SPD should be adopted by June 2008 as planned.

Timetable	Start Preparation and consultation / participation	Publish Draft for Formal Consultation / Participation	Consider Consultation Representations and Finalise SPD	Adoption / Publication
LDS (2007)	May 2007	February 2008	March / April 2008	June 2008

Travel Planning and New Development SPD

This SPD was introduced in the 2007 LDS and a consultation draft was planned for February 2008, with adoption in June 2008. It is expected that there may be slippage of a couple of months. This is due to the difficulty/delay experienced in recruiting a transport planner to the Strategic Planning Team.

Timetable	Start Preparation and consultation / participation	Publish Draft for Formal Consultation / Participation	Consider Consultation Representations and Finalise SPD	Adoption / Publication
LDS (2007)	July 2007	January / February 2008	April / May 2008	June 2008
Indicative revised	November 2007	May / June 2008	June / August 2008	September 2008

OTHER LDF DOCUMENTS

The Statement of Community Involvement (SCI) has progressed in line with the timetable set out in the LDS. Preparation commenced in September 2006 and early community engagement carried out involving a questionnaire about interests, preferences on consultation methods etc. In response to comments received, a Draft was approved by the Council as a basis for formal consultation in November 2006. The Draft was published for consultation in December 2006.

The SCI was finally submitted to the Secretary of State in March 2007 and following receipt of the Inspector's report, the SCI was finally adopted in November 2007, a month earlier than planned.

KEY ISSUES AND CONCLUSIONS

The Council has now adopted its Statement of Community Involvement and this will set out how the Council proposes to involve the local community and stakeholders in the preparation of LDF documents and in the consideration of planning applications.

Progress on the preparation of SPDs has, overall been good. Over the last 18 months, 10 SPDs have been in the course of preparation with 4 now adopted and 5 more due to be adopted in the spring of 2008, and one later in the summer. These will play a significant role in providing guidance for developers and decision makers and securing developer contributions. Two SPDs provide essential guidance on the regeneration of Rochdale Town Centre and East Central Rochdale (a large HMR intervention area).

Progress on DPDs has been less successful. However, this has been largely due to the need for a more robust evidence base to inform the DPDs. In the case of the Core Strategy, the lack of information on matters affecting the capacity for new development in certain areas e.g., employment land quality and availability, and the uncertainty about the final content of the Regional Spatial Strategy made it difficult to identify realistic options for the Core Strategy in the timetabled 'Issues and Options' stage. In the case of the Area Action Plan, the issue here was the need to carry out a Regeneration Investment Strategy to identify options and means of delivery. This delay should not frustrate some early regeneration activity but will help to ensure that the SPD will set out a longer term sustainable approach to regeneration.

Progress on all documents has also been frustrated by a number of other factors.

1. The need for staff in the Strategic Planning Team to devote time and resources, over and above that anticipated in the work programme, to (a) assist the Association of Greater Manchester Authorities (AGMA) in responding to the Regional Spatial Strategy, (b) joint working on studies and the LDF evidence base, (c) consultations on national, regional and local policy and initiatives, (d) policy advice and input on urgent regeneration schemes / masterplans and initiatives, and (d) advise on major planning applications and pre-application discussions.
2. Staff leaving for promotion and difficulty in recruiting a transport planner.

The key priority for the remainder of this monitoring year and 2008/9 will be preparation of the LDF Core Strategy and related projects. This will require devoting a significant amount of time to joint working with other AGMA authorities on common issues and evidence base. Progress on SPDs should not be compromised, although there is unlikely to be capacity to prepare any further SPDs.

4. IMPLEMENTING THE UNITARY DEVELOPMENT PLAN



Adopted Unitary Development Plan (June 2006)

INTRODUCTION

This AMR is required to identify the extent to which policies in the Local Development Framework are being implemented. Because new Development Plan Documents under the LDF have not yet been written, the 2007 AMR focuses on the implementation of existing 'saved' policies in the Replacement UDP adopted in June 2006.

The AMR will help to identify if development control policies are working and remain relevant, what allocations have been taken up, whether some policies are not being implemented as they should or whether they may need to be reviewed in future to take account of changed circumstances, changing needs or revised Government policy.

The following sections include a commentary and indicators to illustrate progress with implementing the policies of the adopted:

- 4.1 Economy
- 4.2 Housing
- 4.3 Environment
- 4.4 Regeneration
- 4.5 Transport
- 4.6 Local Services
- 4.7 Minerals and Waste

4.1 ECONOMY

Relevant UDP Chapters:

Chapter 8 - Employment and the Economy

INTRODUCTION

The UDP seeks to provide a sufficient supply of employment land, in terms of size, location and market potential in order to achieve the objective of sustainable economic growth in the Borough.

DEVELOPMENT

Policies: EC/2 – 3, EC/5 – 9

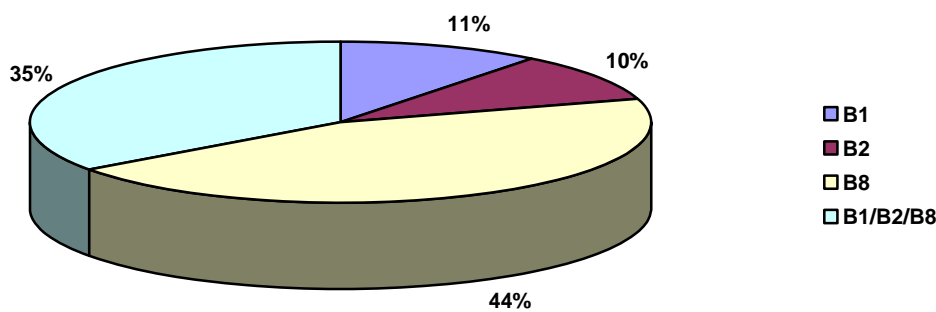
Core Output Indicators:

- 1a – Amount of floorspace developed for employment by type*
- 1b – Amount of floorspace developed for employment by type, in employment or regeneration areas*
- 1c – Amount of floorspace by type, which is on previously developed land*

During the year 1st April 2006 to 31st March 2007 a total of 23504 sq m gross of new floorspace was completed for industrial and commercial use (in UCO B1, B2 and B8) on 8 sites. 7 of these developments were on sites within employment zones designated in the adopted UDP.

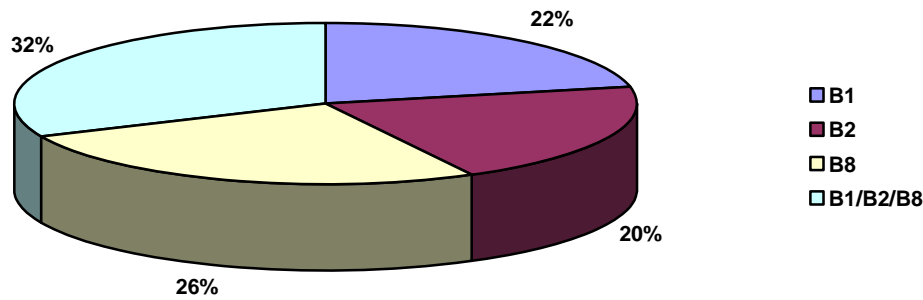
In terms of type of development, 2468 sq m (11%) was entirely office (B1), continuing the growth in office development in the Borough in recent years. The largest proportion (44%) was 10456 sq m of development for warehouse and distribution use (B8), the next largest (35%) of development was 8190 sq m of combined B1/B2/B8 units, which are units suitable for either manufacturing or warehouse / distribution use with office accommodation attached, and (10%) 2300 sq m of development was for general industry (B2).

Amount of floorspace developed for employment by type



10368 sq m (44%) of all employment floorspace developed was on previously developed land, of which 3600 sq m (32%) was for general manufacturing and distribution, 2952 sq m (26%) for distribution and 2468 sq m (22%) for office.

Amount of floorspace by type, which is on previously developed land



Employment development resulted in the take up of 7.1 ha of employment land which is slightly below the target figure for take up of 10 ha per annum set in the UDP monitoring chapter. Of this development, 6.5 ha was within Primary and Mixed Employment Zones of which 4.2 ha was on allocated employment sites in the UDP.

The major developments completed during 2006/07 were:

- The erection of an 8546 sq m speculative warehouse unit off Pilsworth Road; Heywood;
- Development on Heywood Distribution Park of sites P16&P17 with 2 warehouse units (around 1600 sq m each) and site B12 with 8 units (162-500 sq m) for light, general industrial use and distribution with ancillary offices;
- 9 light industrial / business units (ranging from 2000-8000 sq ft) at The Pavillions development on Bridgefold Road, Rochdale;
- Phase 1 of a 3 phase speculative office development on Sandbrook Business Park, Rochdale, comprising three office units ranging from 5000-8300 sq ft.

In the year 2006/07 Rochdale Development Agency has helped 167 businesses with their property requirements. Out of these they helped 15 businesses move within the borough and 10 new businesses relocate to Rochdale from outside the borough bringing 55 staff with them. Between them, these companies created 170 new jobs and safeguarded a further 168.

Work is progressing well on Kingsway Business Park (EC/7) with construction of the major infrastructure, access roads and remodelling of junction 21 of the M62 completed in 2007. The main spine road between the M62 and Kingsway opened to through traffic in November 2007. Construction started mid 2007 of the first units on the site on plot E, which is a 5ha site near the centre of the business park adjoining the spine road. Two industrial units are being built for B1-light industrial use and B2-general industrial purposes and two units for B1(C), B2-general industrial and B8-warehousing and distribution purposes with a total floor space of 16822 sq m. Planning permission was granted in September 2007 for the erection of a hotel complex including health and fitness facilities, conference and banqueting facilities, restaurant and pub.

LAND SUPPLY

Policies: G/EC/1, EC/7-9

Core Output Indicator 1d – Employment land available by type

The employment land supply (at 31st March 2007) was 170.7 ha made up as follows:

Location	Area ha	Uses
Kingsway Business Park (EC/7)	100.00	(Strategic business park for B1,B2,B8 uses)
Primary Employment Zones (EC/2)	53.20	(B1,B2,B8 with 11.9 ha reserved for B1 & B2 uses)

Mixed Employment Zones (EC/3)	9.20	(B1,B2,B8 and other employment generating uses apart from retail)
Sandbrook Park (EC/9)	2.50	(B1)
Sites within Areas of Opportunity (R/4)	5.00	(Mainly B1)
Unallocated sites	0.80	(B1)
Total	170.7	

Out of the 159.7 ha of land allocated in the UDP 150.9 ha remains available for development indicating a take up of 8.8 ha of employment land allocations in the UDP up to 31st March 2007.

A total area of 342 ha of land is within Primary Employment Zones where only B1, B2 and B8 and ancillary and complimentary uses are permitted and 251 ha in Mixed Employment Zones where a wider range of commercial and employment generating uses, apart from retail and major leisure, are permitted.

LOSS OF EMPLOYMENT LAND AND SITES

Policies: EC/1 – 3, EC/5; EC/2 – 4

Core Output Indicator: *1e – Losses of employment land in (i) employment/regeneration areas and (ii) local authority area.
1f – Amount of employment land lost to residential development*

During 2006/07 work started or was completed on development that resulted in the loss of 9.9 ha of employment land outside designated employment areas in the Borough of which 9.06 ha was for residential development and 0.84 ha was for a car dealership.

The Housing Market Renewal programme strategy seeks the provision of new housing before any clearance of existing sub standard housing is carried out. Generally the new housing is proposed on existing employment sites that are often unsatisfactorily located and the source of environmental problems. The proposals for the East Central Rochdale (HMR1) and draft proposals for Inner Rochdale (HMR2) both involve the potential loss land in employment use for housing development. Work is ongoing to ensure that the needs of businesses are satisfactorily met and that the regeneration programme does not have a damaging impact on the employment land supply.

SUMMARY

Whilst the target of 10 ha per annum for completions of employment development was not achieved in 2006/07 it is expected that there will be an increase in development in the next few years due to development starting at Kingsway and other sites coming forward.

For many years the local Rochdale economy has been identified as underperforming in comparison with Greater Manchester and the NW Region, with the NW also underperforming nationally. Overall the performance of the local economy has tracked the trends in the national economy but with little evidence of the gap in performance being closed (see context). However, work continues on bringing forward major new developments, in particular Kingsway, and these are expected to bring about a change in the competitiveness of the local economy in the longer term.

Existing employment sites, both inside and outside UDP designations, are coming under increasing pressure for redevelopment for other uses, in particular housing. An Employment Land Study was carried out in 2007, in line with government guidance, to further examine the boroughs employment land requirements and supply to ensure that development needs for both employment and other uses can be satisfactorily met. It will be completed in early 2008 and its findings will inform the preparation of the Core Strategy.

4.2 HOUSING

Relevant UDP Chapters

Chapter 9 – Housing

INTRODUCTION

The policies within UDP deal with the overall provision of housing as well as ensuring that new development is sustainable and that specific needs are met. The policies also encourage proposals which maximise the use of the existing stock and supports regeneration to improve the quality and choice of housing.

HOUSING PROVISION

Policies: G/H/1 H/2 H/3

Core Output Indicator: 2a – Housing Trajectory

The requirement within the existing Regional Planning Guidance for the North West (RPG13) is for an additional 240 dwellings to be constructed in the Borough per annum. This is reflected within the UDP which makes provision for this annual increase over the period 2002-2016.

A replacement Regional Spatial Strategy (RSS) will be published early in 2008. The draft of this RSS shows that an additional 400 dwellings per annum should be provided in the Borough. The Council supports this figure as it reflects information emanating from the Urban Potential Study (2005) along with the need for sufficient housing to deliver Housing Market Renewal (HMR) objectives. The period covered by draft RSS is 2003-2021.

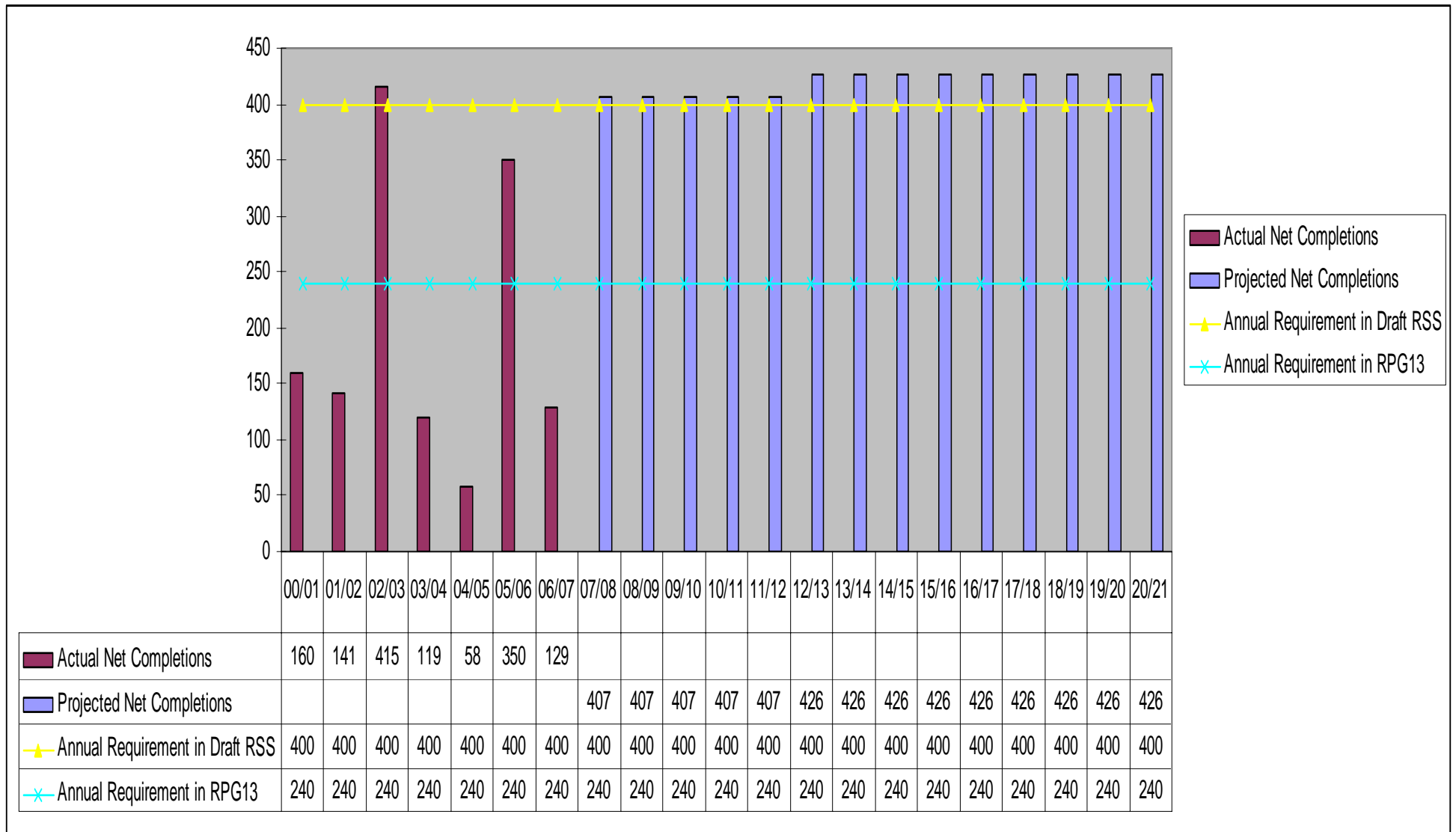
This means that in terms of the regional context there is a situation at the moment where we actually have two figures for the number of additional dwellings required. However, given the advanced stage of the replacement RSS, the existing and potential supply of new housing and the need to deliver HMR it is more appropriate for this AMR to consider the higher of the two figures.

The housing trajectory overleaf gives information on housing provision in the Borough over the period 2000-2021 and includes the following:

- The actual net additional dwellings for the period 2000-2007;
- Projected net additional dwellings based on the current five-year ‘deliverable’ supply averaged out up to 2012, followed by the remainder of the requirement from last years AMR pro-rated for the rest of the period up to 2021 (i.e. the end of the period covered by draft RSS);
- The annual net additional dwelling requirement (based on the 400 per annum in draft RSS); and
- For information the existing RSS figure of 240 dwellings per annum.

Last years AMR showed the projected net additional dwellings as 5-year tranches which reflected the AGMA view on how the figures should be presented in RSS and was included within the Manchester City Region Spatial Strategy. Last years AMR also highlighted the issue of when the new RSS figure will be applied from. Given that the revised RSS is still to be published it is considered appropriate to base it on last year’s assumptions in terms of the number of dwellings to be provided over the period. However, the trajectory has changed to take account of the actual completions in 2006/7 and also to reflect the ‘deliverable’ five-year supply as at April 2007. The assessment of the five-year supply is briefly summarised below along with the assumptions that underlie it.

Housing Trajectory



As at April 2007 the overall housing land supply in the Borough was as follows:

Category	Sites	Dwellings Available
Sites Under Construction	101	1029
Sites with Outstanding Permission	364	3047
UDP ²	5 ²	188
Total Supply	465	4076

¹ Small sites are those less than 0.4ha in area.

² Part of Dale Mill site had extant planning permission at April 2007.

In considering what element of this overall supply was ‘deliverable’ over the next five years, the following assumptions were made:

- Dwellings on sites currently under construction would be delivered over the next five years based on an assumption of 40 dwellings per annum on individual sites (this meant all were included as at April 2007 no sites under construction had more than 200 units yet to come forward);
- Sites with full planning permission would come forward, again based on 40 dwellings per annum.
- Sites with outline planning permission were generally excluded. Whilst it is appreciated that some of these are likely to deliver dwellings over the next five-years it was felt that this would be off-set by those sites with full permission that do not come forward.
- Only UDP allocations which had full planning permission or where there was knowledge of a start within the next five years were included.

In addition there was some more detailed developer information (build-out schedule) on the regeneration of a large estate within the Borough which was incorporated. Also included was a site, which is subject to a detailed planning brief, where the Council has been working closely with a developer who has indicated a start date within the next five years. This gave a total deliverable supply of **2736 (547 per annum)**.

The net completion figure for 2006/7 was low but this was due to a high number of demolitions (367). Current information suggests that clearance in subsequent years will be lower than this and therefore the clearance figure assumed for the remainder of the period, including the next five years, is the 140 per annum referred to in the UDP. However, given the higher levels in recent years and the fact that larger scale clearance on one particular estate within the Borough is slowing down suggests that in the short term the level of clearance will decrease. Taking account of the above it is considered that achieving 407 net additional dwellings over the next five years is realistic. Gross completions last year were 496 and therefore with the expected lower levels of clearance and the number of large sites under construction and with full permission, this net figure would seem achievable.

The projected net additional dwellings shown in the trajectory is also supported by the supply within the Urban Potential Study along with other significant sites that have come forward since this has been completed. Last years AMR made an attempt to predict more accurately completions on an annual basis. However, given last years figure and the general difficulty of being so prescriptive, an average approach is considered the most appropriate way forward. In accordance with PPS3 the Council will be undertaking a Strategic Housing Land Availability Assessment (SHLAA). This piece of work along with refinements that are being made to the monitoring process should mean that more detail can be included within subsequent AMR's.

Also the scale of house-building to be delivered through HMR is difficult to factor in as masterplanning work is still ongoing and some sites have yet to gain planning permission. However, it is likely that windfalls will continue to come forward and long term HMR and other regeneration schemes, e.g. replacement on cleared sites, will be coming forward in subsequent years.

HOUSING ON PREVIOUSLY DEVELOPED LAND

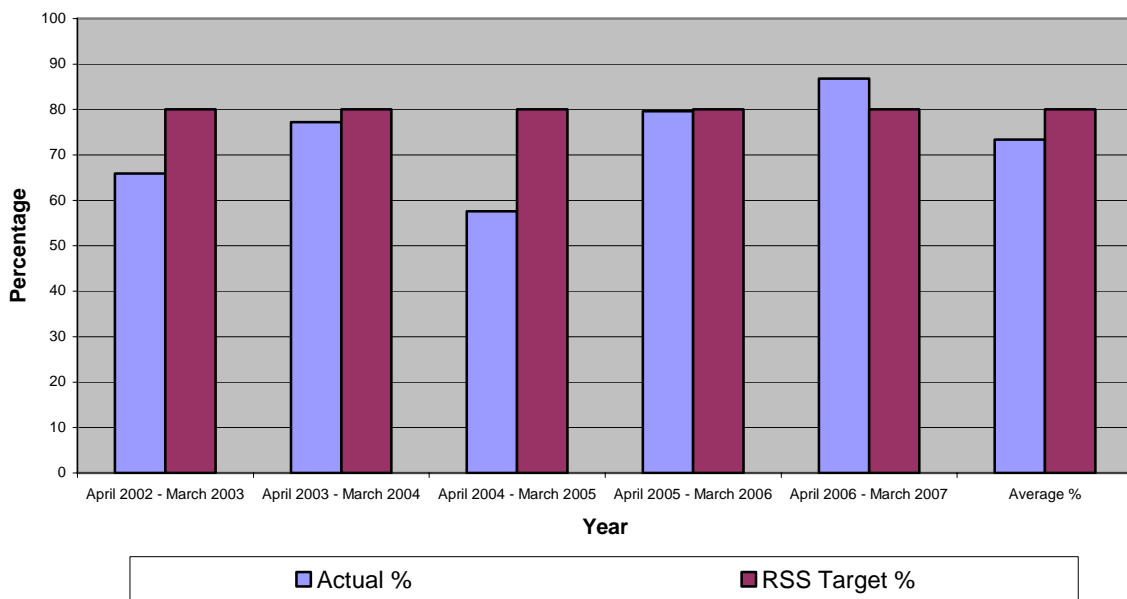
Policies: G/H/1 H/2 H/3

Core Output Indicator: 2b – Percentage of New and Converted Dwellings on Previously Developed Land

The housing policies within the Revised Replacement UDP reflect national and regional guidance, with particular emphasis on maximising the use of previously developed land. The Borough’s target for the percentage of residential development on previously developed land (often termed ‘brownfield’) within the Regional Spatial Strategy (RSS) is 80%. The graph below shows the percentage of completions on previously developed land since 2001.

As the graph shows in 2006/7 the RSS target was exceeded for the first time, with 87% of completions on previously developed land. This significant improvement beyond the RSS requirement was anticipated in last years AMR. This latest figure also illustrates that the approach adopted by the Council since November 2002 where permission for residential development on greenfield land will not normally be granted is becoming more and more effective as the stock of long-standing greenfield sites diminishes.

Percentage of Completions on Previously Developed Land

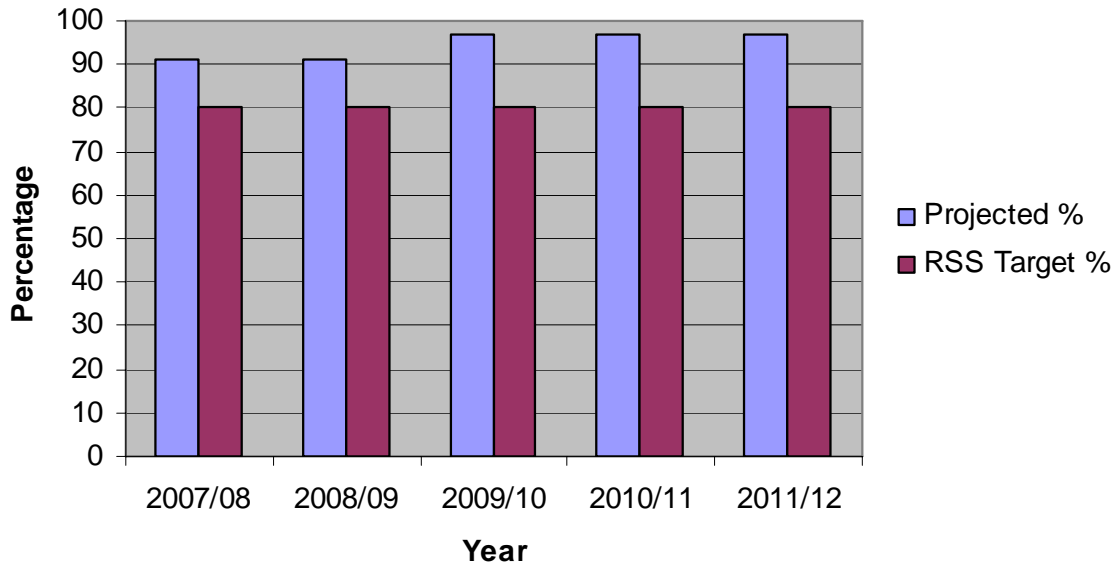


It should be noted that within the period 2006/7 development did commence on a large greenfield site that was granted on appeal and this may have some impact on next years figure. However, given that as at April 2007, 91% of the dwellings to come forward on sites under construction and 95% of the deliverable supply was on previously developed sites then it is likely that the RSS figure will continue to be achieved. This is reflected in the Previously Developed Land (PDL) Trajectory shown below.

The figure for the first two years within the PDL Trajectory is 91% which is based on the assumption that completions in the first two years will come forward on those sites currently under construction. The figure for the remaining three years (97%) is based on the remaining five-year deliverable supply. It is at this stage difficult to project beyond 2012. The fact that there will be few if any greenfield site remaining should mean that in the years immediately beyond 2012 the figure of 97% should continue to be achieved. The only significant greenfield sites within the supply are those that have outline permission as part of the Kingsway Business Park proposal (currently 300 in total) and therefore these will have an impact at some point post

2012 but it is difficult as yet to give accurate timescales for these. Following the production of the SHLAA, and as work on the Core Strategy and Allocations DPD continues it will be possible to produce a longer range trajectory as more will be known regarding future requirements and where the capacity to meet it exists.

Previously Developed Land Trajectory (2007-2012)



HOUSING DENSITY

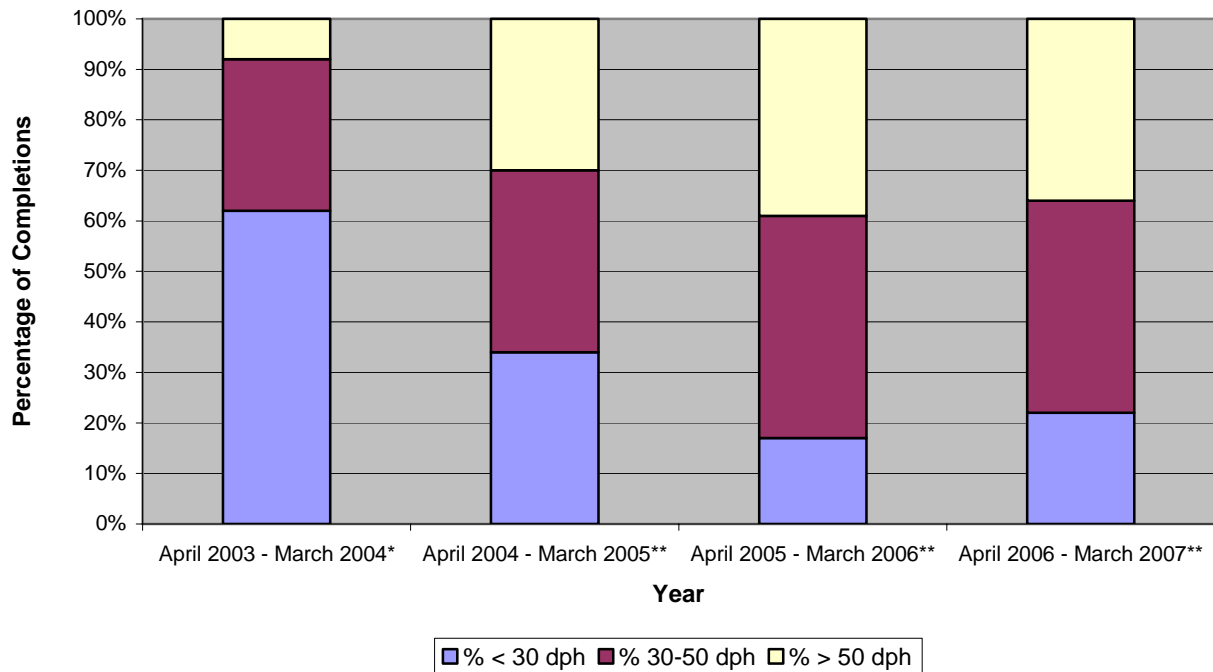
Policies: H/5

Core Output Indicator: 2c – Percentage of New Dwellings Completed at:
 (i) less than 30 dwellings per hectare
 (ii) between 30 and 50 dwellings per hectare
 (iii) above 50 dwellings per hectare

Planning Policy Guidance Note 3 emphasises the need to make efficient use of land by avoiding building new housing at low densities. This objective is reflected in policy H/5 of the UDP. This policy seeks to achieve densities between 30-50 dwellings per hectare, with even higher densities promoted in sustainable locations e.g. in and around town centres or with good links to public transport. The graph below shows the figures for the last four monitoring periods.

This graph illustrates that the proportion of completions at higher densities slightly dropped for the first time since densities have been monitored. In the period 06/07 22% of dwellings were completed on sites below 30 per hectare compared with 17% in 05/06. This has resulted in slight decreases in the proportions of dwellings built at higher densities, with the 30-50 category going from 44% to 42% and the over 50 category going from 39% to 36%. These decreases are possibly due to some older permissions being built out in the period along with a higher proportion of completions on smaller sites. Last years AMR noted that as the number of permission on sites granted prior to density requirements reduces, then the proportion of dwellings built at lower densities will decrease. Whilst this is still generally correct, this years figure shows that there are still a number of older permissions being built out which are at densities below 30 dwellings per hectare.

Density of New Developments



* Calculated based on completions on developments of 10 or more dwellings
 ** Calculated based on completions on developments of 5 or more dwellings
 (Based on requirement within RSS Monitoring)

AFFORDABLE HOUSING

Policies: H/7

Core Output Indicator: 2d – Affordable Housing Completions

The recent increases in house prices, both nationally and locally, mean that affordability has become a key issue in delivering new housing. Although house prices in parts of the Borough are still relatively low compared with the national average, the fact that a lot of households have a low income means that it is difficult to access housing appropriate to their needs. In light of this the replacement adopted UDP contains a policy which requires a contribution towards affordable housing on all sites of 1ha or 25 dwellings or more. Further detail relating to the implementation of this policy will be included in a Supplementary Planning Document (SPD) due to be adopted around March 2008. This SPD is based on the 2006 Housing Needs Study (HNS) Update which was completed in 2007. It should be noted that given the guidance in PPS3 Housing and the recommendations within the 2006 HNS Update, the threshold for when affordable will be sought has subsequently been lowered to 15 dwellings. This threshold was applied from May 2007 following advice from GONW and will be reflected within the SPD.

In terms of affordable housing completions, the table below gives figures for the last six years.

Year	Number of affordable housing completions
2000/01	59
2001/02	158
2002/03	25
2003/04	62
2004/05	23
2005/06	71

As a significant proportion of affordable homes are provided by housing associations, the number of completions reflects the activity of housing associations within the Borough. The Council has been successful in securing some affordable homes on private developments through Section 106 agreements. However in recent years this has been relatively low due to the low levels of completions on larger sites. It is hoped that applying a lower threshold to when affordable housing will be sought, along with the adoption of the SPD, will mean that more affordable housing can be provided in future years.

SUMMARY

The monitoring information shows that last year the requirement in existing RSS was not met. Although the gross number of completions was relatively high, a larger than expected number of demolitions meant that the net figure was considerably below the current 240 target and consequently well below the figure in draft RSS. However, given that fact that the supply of housing has increased significantly, there have been a number of starts on some large sites and levels of clearance should start to decrease, we would expect the number of net completions next year to be higher.

This AMR, in accordance with PPS3, makes reference to a five-year ‘deliverable’ supply and a Previously Developed Land (PDL) Trajectory. The five-year ‘deliverable’ supply demonstrates that over the next five years both the existing RSS and draft replacement RSS requirements can be met. This is given even more support through evidence in relation to the current overall housing supply and the still relatively up-to-date Urban Potential Study. In terms of the Previously Developed Land (PDL) Trajectory this demonstrates that a high percentage of housing completions, beyond the Boroughs RSS target, will continue to come forward on previously developed land. In relation to both the five-year deliverable supply and the PDL trajectory, it is hoped that the production of a Strategic Housing Land Availability Assessment (SHLAA) and further improvements to monitoring will assist in providing further information in subsequent AMR’s.

The slight decrease in density on sites of five dwellings or more was unexpected but may be due to higher than average completions on smaller sites and the fact that some older permissions may have been built-out in the period. Progress in relation to density will continue to be assessed in order to ensure that the right type of housing is being provided and that the guidance in the emerging Design SPD is being taken into account. Progress on the Affordable Housing SPD is required in order to improve the delivery of affordable housing and ensure that it is meeting local needs.

In terms of the implications of this monitoring and the LDF, much will depend on the adoption of the revised RSS which is expected early next year. Previous reports have referred to the need for future changes to housing policy through the Core Strategy / Housing Allocations DPD. The current supply of commitments and information from the Urban Potential Study does support the requirement in the emerging RSS. However, this will need to be underpinned by continued monitoring both in terms of what is being built as well as rolling forward the Urban Potential Study within the SHLAA to ensure we keep an up to date position regarding potential supply, particularly ensuring a five-year deliverable supply and identifying a longer-term (15 year) supply to evidence the Development Plan Documents. In doing this it will be important to take particular account of progress made on Housing Market Renewal. As this initiative continues to develop, it will have a significant impact on the delivery of additional housing, clearance and the overall regeneration of existing residential areas.

Subsequent AMR’s will take account of all of this information in order to assess what changes to housing policy are required through the production of relevant Development Plan Documents (DPD).

4.3 ENVIRONMENT

Relevant UDP Chapters:

- Chapter 7 – Defined Urban Area, Green Belt and Protected Open
- Chapter 14 – Greenspace
- Chapter 15 – Countryside and the Rural Economy
- Chapter 19 – Design and the Built Environment
- Chapter 20 – Environmental Management
- Chapter 21 – The Natural Environment

INTRODUCTION

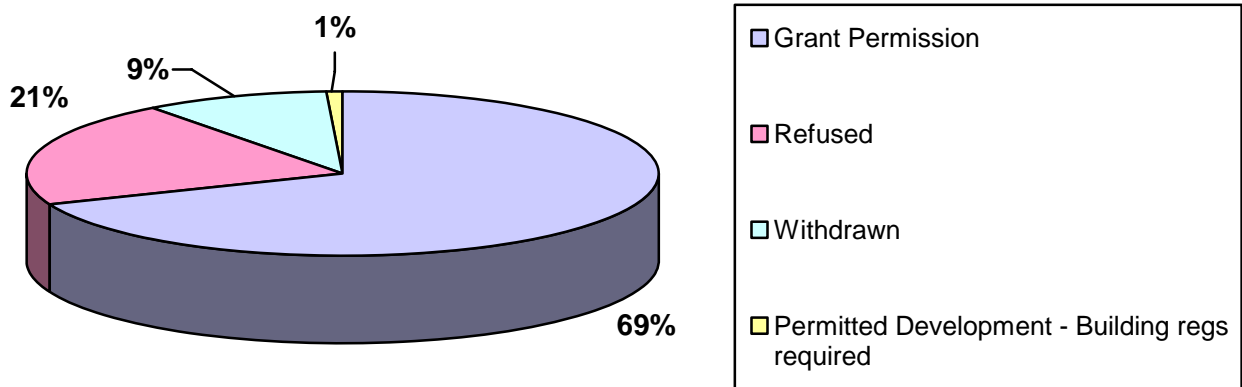
The policies in the plan are concerned with controlling the impact of development and activities on the natural and built environment (e.g. water supply and quality, air quality, noise and disturbance, visual amenity and biodiversity). Some policies seek to ensure that new development contributes to the environment and secures enhancements through the development process (e.g. improvements to open space, habitats, landscape and townscape quality, safety and security, energy conservation and efficiency etc. Other policies (e.g. Green Belt and Protected Open Land) are intended to protect the countryside from development and to promote urban regeneration. There are also other environmental issues which the Plan is concerned with including the effects of development on water quality and supply, air pollution and traffic congestion and the opportunities for providing greater energy efficiency and renewable energy resources.

GREEN BELT

Policies G/D/2, D/3-D/8

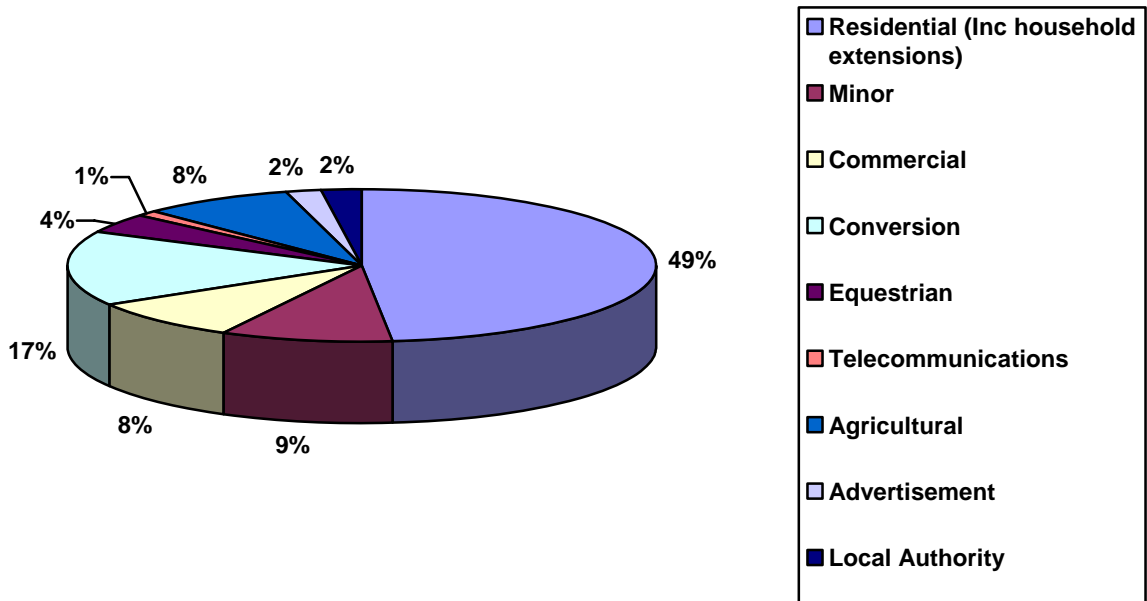
There continues to be strong and clear national and regional guidance regarding the protection of the Green Belt and the policies within the UDP reflect this. Between April 2006 and March 2007, Rochdale MBC determined 138 planning applications for development/change of use within the Green Belt. This shows a decrease on the figure for 05-06 when 168 applications were considered. The chart below gives a breakdown of the decisions. Overall, Green Belt policy has been successfully applied over the monitoring period. Although there were 7 appeals against refusals in this period 5 of these were subsequently dismissed, with one withdrawn and a further one approved on appeal for a conversion which was based on exceptional circumstances.

Decisions on applications within the Green Belt – April 06-March 07

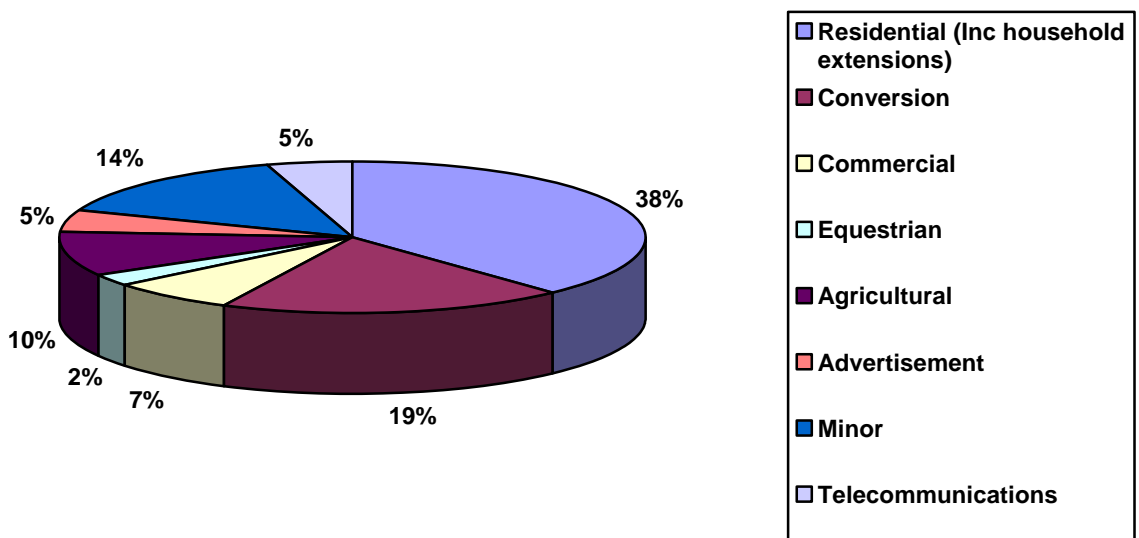


Of these, 95 applications (69%) were granted permission subject to one or more conditions, whilst 29 (21%) were refused. Thirteen planning applications were withdrawn in this time period, and a further application not requiring planning permission i.e. permitted development. The charts below gives a breakdown of approvals and refusals/withdrawn by type.

Decisions on applications within the Green Belt by type (Granted Permission)



Decisions on applications within the Green Belt by type (Refused/Withdrawn)



Of the 95 applications that were granted planning permission within the greenbelt designated areas, the majority were extensions to existing dwellings/buildings, conversions or the erection of agricultural/livestock buildings.

THE NATURAL ENVIRONMENT & BIODIVERSITY

Policies G/8, RE/5-RE/7, G/NE/1-NE/10

Tree cover in Rochdale is low, currently around 3% of land area, compared with 5.8% for the region and 8%.for England (DEFRA). Although not all open land is appropriate for woodland

planting, there are significant opportunities for increasing woodland cover. Losses of woodland have been insignificant but neglect and poor management of areas are a threat. Pennine Edge Forest (PEF) seeks to protect and promote the management of existing tree cover and to encourage and support appropriate new planting, primarily through grant schemes administered by the Forestry Commission, and others but also through the development process. The PEF Business Plan aspires to increasing tree cover by 400 ha (around 100ha in Rochdale Borough) over the next ten years.

In future years, annual monitoring of tree cover will be assisted by a detailed mapping exercise. Pennine Edge Forest monitors activity in woodland planting, management and access improvements through the numbers of successful Forestry Commission grant applications achieved in a year and through details of activity provided through partner organisations such as Groundwork Trust and BTCV. Planning applications with significant woodland aspects will also be monitored.

Core Output Indicator 8:-

Change in areas and populations of biodiversity importance, including:

- (i) change in priority habitats and species (by type); and***
- (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance***

A Biodiversity Action Plan has been produced for Greater Manchester for which a local statement for Rochdale will follow in 2008 following the completion of the review of the Greater Manchester Biodiversity Action Plan. The Rochdale Action Plan will identify local target species and beneficial actions for active conservation. This will provide a future basis for improving data about local species of importance and monitoring the extent or quality of habitat and distribution of species. Updated habitat surveys have been completed in association with Greater Manchester Ecology Unit and the voluntary sector to help provide good supporting species and habitat information.

A draft Biodiversity and Development SPD has been produced during 2007, and subject to consultation will be adopted in 2008. The aims of the document are to:

- To enhance the biodiversity interest of the borough
- To ensure that development proposals support a sustainable ecological framework for Rochdale as a component of its essential green infrastructure
- To support the maintenance, restoration, expansion and good management of designated sites and priority habitats and species
- To safeguard protected and priority species and habitats
- To support the delivery of relevant BAP targets through development proposals
- To protect and improve wildlife corridors and stepping stones for the distribution and habitats resource for key species
- To promote public enjoyment of the natural environment close to where the communities live for their recreation and education

The SPD supports the existing policy within the UPD and provides a framework to ensure that the biodiversity resource of Rochdale is retained and, where possible, enhanced.

Rochdale contains a series of statutorily designated sites of nature conservation importance i.e. a part of the South Pennine Moors and Rochdale Canal Sites of Special Scientific Interest. The conservation quality of such sites is monitored through Natural England who is consulted on proposals which may affect their special qualities. These sites have a further enhanced measure of protection through European legislation.

In addition, there are a series of Sites of Biological Importance identified through Greater Manchester Ecological Unit (GMEU) and approved by the Council. The latest information, which is for 2006, shows that there are 43 sites in the Borough covering 2297 hectares. These are

non statutory designations which in some cases overlap with statutory designations. Greater Manchester Ecology Unit carries out a process of new site evaluation and site monitoring as part of a continuous Greater Manchester wide process. GMEU produce an annual monitoring report which indicates the extent of SBI lost and gained in each district. The tables below show information relating to the 2005 report for Rochdale.

Change in Number and Area of SBI's by Grade (areas in hectares)

	2005	2006	Net Change 2004– 2005	
			No.	area
Total Number Of SBI's	43	43	-	-
Total Area Of SBI's	2297.0	2297.3	-	+0.3ha
Total Number Grade A	13	13	-	-
Total Area Grade A	2125.2	2125.8	-	+0.6ha
Total Number Grade B	13	13	-	-
Total Area Grade B	86.0	85.7	-	-0.3ha
Total Number Grade C	17	17	-	-
Total Area Grade C	85.8	85.8	+11.2	-

The number of designated SBIs in the borough has remained static at 43 and no sites have changed their grade. There has however, been there has been a small increase in the overall area of the sites of 0.3ha, reflecting an increase in Grade A SBI's of 0.6ha and a decrease in Grade B SBI's of 0.3ha. These small increases are the result of technical changes to as a result of more accurate electronic mapping and the role out of this process.

THE BUILT ENVIRONMENT

- Listed Buildings and Ancient Monuments, Historic Parks and Gardens

At April 2006 there were 332 Listed Buildings. Since then, two buildings by the Arts and Crafts architect, Edgar Wood have been added to the list on the basis of research undertaken by the Council. The buildings, Arkholme and Temple Street Baptist Church were both empty and at risk at the time of listing, but new uses have now been found and both are being repaired. There have been other schemes for the re-use of listed buildings at risk: Warwick Mill, Middleton (housing), Clegg Hall Mill, Milnrow (housing, scheme begun) and Egerton Arms P.H, Ashworth (house, scheme begun).

The restoration of the once derelict Clegg Hall, Milnrow (Grade II*) and St. Jame's Church, Wardle is nearing completion and an earlier derelict listed building, Healey Hall is currently on the market restored as a single mansion.

A Conservation Statement has been produced for the Grade I listed Rochdale Town Hall in association with the Friends and Donald Insall Associates. Thematic survey work on the Edgar Wood heritage has uncovered a string of newly discovered buildings by the architect, mainly in Middleton. The Council has also secured English Heritage money to fund the drawing up of conservation plans for the Edgar Wood buildings in Middleton town centre and has produced an interpretative leaflet.

Conservation work is underway at Elm Wood Primary School (Grade II*) involving the replacement of the large set-piece windows with the original metal types. Repairs of a more basic type have been undertaken at Hooley Bridge Mill, Heywood following a disastrous fire. This and the Grade II* Tonge Hall, Middleton, also devastated by fire, provide new and difficult challenges. A further challenge lies in the Church of St. Edmund (Grade II*) being made redundant, where a new use will be difficult to find.

- Conservation Areas

There are twenty Conservation Areas in the Rochdale Metropolitan Borough. Five new Conservation Areas and one extended have been made since November 2006. These are Butterworth Hall, Milnrow, Maclure Road, Rochdale, Heywood Station, Castleton (South), Rochdale, Spotland Bridge, Rochdale and Toad Lane, Rochdale Extension. Further Conservation Areas at Wardle (Municipal Buildings), Town House, Littleborough, Birch Hill, Wardle and Middleton Town Centre Extensions have been proposed.

- Design

Oldham Rochdale Urban Design Guidance was recently adopted as Supplementary Planning Documents and these set out the Council's planning guidance for the design of buildings and the spaces between them, including squares and streets. The Urban Design Guidance set out several Design Principles to ensure that future development creates attractive and sustainable places, while taking the opportunities to respect and improve Rochdale's local character. This SPD will form part of Rochdale's Local Development Framework (LDF) that will replace the Unitary Development Plan.

The main objectives of the Urban Design Guidance are to;

- Improve the design quality and sustainability of development schemes, within the Borough, throughout their lifetime.
- Amplify the planning policy framework to enable developers, architects and the public to understand the design and sustainability standards that will be sought within the Borough
- Set out a checklist of design and sustainability matters which will assist developers in assessing what should be taken into account and what is applicable to their specific development proposal.

A Heritage Assessment has been prepared for Rochdale and this includes an intensive assessment of the first wave Housing Market Renewal intervention areas (i.e., Langley and East Central Rochdale (ECR)). The Heritage Assessment supports the regeneration of the East Central Rochdale and is included in the ECR SPD, which will be published next year. There are plans to widen the assessment to inner Rochdale and recommendations for that Appraisal are being investigated and the Council will decide what action to take early in 2008.

FLOOD PROTECTION AND WATER QUALITY

Policies EM/7-EM/8

Core Output Indicator 7 - *Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality*

The adopted UDP contains policies that deal with development and flood risk. Where it appears that there may be a possibility of risk from flooding, or upon the advice of the Environment Agency, a flood risk assessment will be requested from the applicant in accordance with advice in PPG 25. Where the Environment Agency objects to development proposals on either flood defence or water quality grounds, the Council would normally not grant planning permission. No applications have been granted where the Environment Agency has objected on these grounds. If it is considered that an amendment to a scheme would avoid flood or pollution risk then we would negotiate with an applicant but only after raising this with the EA. Usually where amendments, such as siting, increase in floor levels, alterations to drainage/bunding, would remove these objections then the EA normally suggest these when they make their initial response.

RENEWABLE ENERGY

Policies G/EM/12-EM/16

Core Output Indicator 9 – Renewable energy capacity installed by type

The adopted UDP contains several policies which cover renewable energy. Whilst these policies encourage the use of renewable energy this is balanced against the impact on the local environment. There have been a number of projects which have been implemented utilising renewable resources and these are shown in the table below.

Renewable Technology Installed in Rochdale

Type	Township	Location	Client	Quantity	Output (KwH)
Prior to 2004					
Photovoltaic	Boroughwide		RMBC	68	1,655
Wind	Rochdale	St Edwards	St Edwards School	1	1,752
Photovoltaic	Pennines	Littleborough	Private Householder	1	1,620
Solar Thermal	Middleton	Stakehill	Private Householder	1	4,000
					9,027

2004/5					
Photovoltaic	Rochdale	St Edwards	St Edwards School	1	3,500
Solar Thermal	Rochdale	Khubsuret House	St Vincents HA	1	12,120
Solar Thermal	Heywood	Cherwell Court	Northern Counties HA	1	12,120
Solar Thermal	Middleton	Durnford Street	Contour HA	4	16,000
					43,740

2005/6					
Photovoltaic	Rochdale	Sandbrook Primary School	RMBC	1	18,000
Solar Thermal	Rochdale	Sandbrook Primary School	RMBC	1	6,400
Solar Thermal	Heywood	Woodland Primary School	RMBC	1	6,400
Solar Thermal	Pennines	Hollingworth Lake Visitor Centre	RMBC	1	3,000
Photovoltaic	Rochdale	College Bank Flats	Rochdale Boroughwide Housing	7	26,300
					60,100
2006/7					
Solar Thermal	Rochdale	Ravendale / Yew Court	Rochdale Boroughwide Housing	2	50,000
					50,000

The amount of renewable energy generated in the Borough is typical for an urban authority without embedded generation such as hydroelectric or wind. Current generation is limited mainly to demonstration installations by social housing providers and public institutions, alongside a limited number of those by private households. The latest installation is a 320Kw biomass boiler for the Council's plant nursery at Bowlee in Middleton. This installation has yet to be fully commissioned but it installed at an estimated 215,040 Kwh based upon 8 hours usage per day over the three months of winter.

As noted in last years report, in terms of the scale of renewable energy production in the Borough, the most notable proposal is the Scout Moor wind farm application which was made to the Secretary of State for Trade and Industry under s36 of the Electricity Act 1989 in July 2003. The site is located on moorland between the districts of Rochdale and Rossendale. Following a Public Inquiry into the proposal, planning permission was granted in summer 2005. The wind farm will provide 65MW of power generation capacity.

SUMMARY

It is anticipated that once the Biodiversity and Development SPD is adopted early 2008, it improve the quality of information to assist monitoring of the above biodiversity Core Indicators as a basis for the collection and monitoring on information regarding species and habitats.

Other gaps in monitoring that need to be addressed are local air quality, contaminated land, derelict land, greenspace and tree cover. With regard to derelict land, work has begun on a Derelict and Underused Land (DUNL) Survey and the outcome of this is likely to become available in 2008. The use of renewable sources of energy within new developments will be required through the Energy and New Development SPD and progress will be monitored closely once it is adopted.

Monitoring of policies with design requirements has been difficult in the past but the recent adoption of the Urban Design Guidance will mean that all planning applications will have to take account of the design requirements set out in the guidance and ensure design standards are established and met. Whilst policies for Listed Buildings and Conservation Areas are robust and being successfully applied, it is the intention to consider the use of indicators and targets to measure progress in future years.

4.4 REGENERATION

Relevant UDP Chapters:

Chapter 12 – Regeneration

INTRODUCTION

The regeneration of Rochdale Borough is a key objective of the UDP with regeneration running as a theme throughout many of its chapters, most notably the Plan Strategy, Employment and the Economy, Housing, Design and the Built Environment and in particular Regeneration – Chapter 12. This chapter deals specifically with regeneration by identifying priority areas for physical regeneration and specific sites as Areas of Opportunity where comprehensive mixed use developments will be sought. Progress with these policies and sites is as follows:

PHYSICAL REGENERATION

Policies: G/R/1

Policy G/R/1 indicates that priority will be given to the physical regeneration of the following broad areas:

- A) Central and East Heywood
- B) Central and East Middleton
- C) Inner Rochdale
- D) Langley

In the areas of Middleton and Rochdale identified, the regeneration programme that will have the greatest implications for the Borough over the coming years is the Housing Market Renewal Pathfinder programme. This will involve the modernisation of, and provision of new, housing to meet 21st Century needs and the transformation of neighbourhoods to make them more attractive and sustainable places to live. The work may involve the demolition of existing housing and industry and its replacement with new housing where this provides the most effective way forward.

The Phase 1 HMR programme covers East Central Rochdale (ECR). Initial masterplanning in this area has been reviewed culminating in a Strategic Regeneration Framework being approved in September 2007. In addition, specific planning briefs have been drafted for several areas within ECR. In order to support this work there is the need for a spatial planning framework to supplement the UDP's saved policies in how they should be specifically applied in ECR. This is being done through a Supplementary Planning Document (SPD), adopted as part of the LDF, which will help to guide decisions and provide the necessary weight to support any CPO activity required to deliver the wider regeneration of the area, and is expected to be adopted in May 2008.

The Phase 1 HMR programme also covers the Langley neighbourhood (see R/2 below) where work is still progressing on a number of redevelopment schemes.

The preparation of a Regeneration Investment Strategy started late in 2007 for one of the future intervention areas – the Milkstone and Deeplish area, known as Inner Rochdale. The Deeplish /Milkstone/Canal Basin area is a strategically important area to the south of Rochdale town centre, close to Kingsway Business Park, and adjoining the canal, the Oldham Road corridor (a major transport route and a Quality Bus Corridor), Rochdale railway station, a housing

community and mixed employment areas. The purpose of the strategy is to provide a long term regeneration framework, providing opportunities to create a sustainable mixed community; renew the housing market and secure a better mix of housing sizes and types; improve the image and environmental quality of the area; capitalise on proposed public and private sector investment in the area; and resolve the underlying social, economic and environmental problems of the area. Existing UDP policies are unlikely to provide an adequate framework to support/deliver the physical regeneration and pursue new options and the level of land-use change necessary to support the Regeneration Investment Strategy. Consequently, intervention and development may be better guided through an Area Action Plan prepared under the LDF. (See Section 3 – Progressing the LDF).

The Vision for Kirkholt Project produced a draft 'Ideas for Change Masterplan' which was consulted on between November 2006 and February 2007. Following this, in March 2007 revisions were made to the draft Masterplan with a revised version due to be published in June 2007 for further public consultation. The intention was to then gain approval through Cabinet and the RBH Board in July 2007.

LANGLEY PHYSICAL REGENERATION AREA, MIDDLETON

Policies: R/2

There is a significant amount of development taking place on Langley. This includes the building of new homes for sale by Lovell Partnerships (over 800 homes over 12 years to 2015), the refurbishment of over 200 social rented homes by the main landlord Bowlee Park Housing Association and investment by the Housing Corporation in 2 new blocks of 24 apartments for social rent and 14 ADP bungalows for completion in 2008. Seddon are also investing in a programme of refurbishment of the significant number of empty cottage flats to provide either flats or 4 bedroom homes for sale.

The HMR proposals for Langley have recently been through a major consultation programme during 2007 and revised plans will be issued early in 2008. These plans hope to provide around 500 new homes over the next 10-15 years and are focused around the central area of the estate.

Considerable amounts of private development have taken place around the neighbourhood and traffic calming measures have also been implemented in the Wood Street area.

DRAKE STREET PHYSICAL REGENERATION AREA

Policies: R/3

Although there has been little progress made in the last 12 months, there is currently substantial private investor interest in Drake Street. A number of buildings and sites have been identified and may benefit from private investment. Negotiations are underway with the private investors to agree a way forward to ensure that the regeneration priorities are maximised on Drake Street.

AREAS OF OPPORTUNITY

Policies: R/4

This policy seeks the comprehensive regeneration of the Areas of Opportunity (AoO) identified below, that are either a combination of sites with different ownerships or are major sites in one ownership, with a mix of different uses sought or permitted by the policy for each area. Proposals will be required to accord substantially with a Planning Brief or Masterplan that sets out proposals for the comprehensive redevelopment of the area.

- **Ealees Area of Opportunity, Littleborough** *Policy R/4(a)*
 Considerable work has been done by the RDA and the Councils preferred private sector development partner in preparing proposals for a mixed use development scheme. Work continues on developing a commercially viable scheme for this site. The outcome of this process is expected by mid 2008.
- **Durn Area of Opportunity, Littleborough** *Policy R/4(b)*
 Little progress has been made on this site at present. A development which incorporates a boating marina remains the aspiration for this site although to date there has been no commercial interest from developers in providing such a facility.
- **Two Bridges Road Area of Opportunity** *Policy R/4(c)*
 A full planning application for a housing development on the site of Coral Mill was refused early in 2007 due to its failure to comply with the policy requirement for development proposals to take account of and address the regeneration needs of the wider Area of Opportunity. The application was subsequently approved on appeal in September 2008 following some amendments to the scheme and an undertaking by the developers to make a financial contribution for a bridge for an access road to the wider area.
- **Birch Hill Hospital Area of Opportunity, Rochdale** *Policy R/4(d)*
 Following outline planning permission being granted for a primarily residential mixed use scheme, in compliance with policy, the NHS has sold the site to a housing developer and pre application discussions are taking place with the likelihood of a full planning application being made early in 2008.
- **Riverside Area of Opportunity, Rochdale** *Policy R/4(e)*
 This area forms part of the wider Rochdale Town Centre East area in which the Council and RDA are working on major redevelopment proposals in order to regenerate this large part of the town centre. An Area Framework is being prepared to guide redevelopment within the area and it is intended to adopt it as a Supplementary Planning Document in December 2007 (see Section 3 – Progressing the LDF). Planning permission for a new bus station has been granted on part of the site and the land is being prepared and remediated in preparation for that development. The remainder of the AoO to the west of the river is proposed for a mixed use scheme primarily comprising offices and housing.
- **Canal Basin Area of Opportunity, Rochdale** *Policy R/4(f)*
 A Masterplan has been prepared for the comprehensive regeneration of this area adjoining the reopened Rochdale Canal. A managed office facility has been developed on a key canal basin site to initiate phase 1 of the regeneration programme. The masterplan and development options will be reviewed and further development promoted through Rochdale Development Agency.
- **Assheton Way / Townley Street Area of Opportunity, Middleton** *Policy R/4(g)*
 Planning permission has been granted for a major leisure facility on this site (see section 4.6 Local Services) and construction of the Middleton Arena commenced in July 2007 and is scheduled for completion in December 2008. The Middleton Spatial Masterplan that identifies opportunities for further town centre regeneration, improved transport options and the creation of high quality public spaces was endorsed by Middleton Township in September 2006 following extensive public and stakeholder consultations.
- **Sefton Street / Green Lane / Railway Street Area of Opportunity, Heywood** *R/4(h)*
 Uses complementary to the opportunities offered by the location of the East Lancashire Railway station at this site are being promoted. Owners of the land adjacent to Sefton

Street and Green Land have proposed a development scheme and are being encouraged to extend the scope of their scheme and harmonise with the tourism opportunities evident in the area.

- **Trub Farm Area of Opportunity, Castleton** *Policy R/4(i)*
A Planning and Development Framework for the area was approved early in 2007 and owners of a large part of the site are expected to put their land on the market for redevelopment in early 2008.
- **Rooley Moor Road Area of Opportunity, Rochdale** *Policy R/4(j)*
A planning application has been received for a primarily residential mixed use redevelopment. The determination of the application has been delayed awaiting agreement on a remediation strategy to tackle the severe contamination problems on the site.

OTHER REGENERATION AREAS

Heywood SUN & Heywood Regeneration Project

Work is currently underway on the Heywood Sustainable Urban Neighbourhoods physical regeneration framework. This framework is being produced to guide the future growth and development of Heywood over the next 10-20 years. It is unlikely that, given the scale and nature of change in this document which is largely supported by UDP policy, it will need to be translated into a LDF document.

The Heywood Regeneration Project, delivered by the RDA and largely funded by New Deal for Communities, continues to build upon the careful preparatory work done in the early stages of the project by delivering visible improvements to the town centre.

The former Police Station and Magistrates Court building on Hind Hill Street has been converted into Managed Workspace.

Take up of the Property Improvement Programme (PIP) grant scheme for commercial properties along the main road through the town centre has been high continues to grow and several of the early applicants have now completed the improvements to their buildings. Work on public realm improvements in the centre is continuing.

Traffic management options for the improvement of the road layout of the centre of town have been presented to the public and their feedback used to select a preferred scheme. A scheme for a mini-ring road' to the North of the town centre is now being considered.

Proposals for the development of the former Mossfield School site to the immediate north of the centre are being developed together with improved north-south pedestrian links through the centre.

SUMMARY

In terms of the Area of Opportunity policies and other relevant policies in the plan, the policy approach adopted in the UDP has been found to be sufficiently prescriptive and flexible to support and enable all the regeneration initiatives being brought forward, in particular through HMR.

Previous AMRs highlighted the need for additional guidance to support and implement HMR and other regeneration initiatives through the LDF, either in the form of SPD's or Area Action Plans, to be regularly reviewed. Consequently two new LDF documents, an SPD for East

Central Rochdale and an SPD for Rochdale Town Centre East are being prepared to guide redevelopment within these areas and it is intended to adopt them late 2007 / early 2008. An Area Action Plan for the Deeplish /Milkstone / Canal Basin area was being prepared but has now been deferred pending other work (see above and Section 3 – Progressing the LDF).

Where work is progressing on Areas of Opportunity, which is on the majority, the policy approach has been found to be generally helpful in bringing forward developer interest and in enabling effective in negotiations with prospective developers. Further work will be concentrated on delivering all these regeneration areas.

4.5 TRANSPORT

Relevant UDP Chapters:

Chapter 18 – Accessibility

INTRODUCTION

This section provides information indicating the progress made on the implementation of UDP Policies to guide and control new development and to address transport and accessibility.

CORE OUTPUT INDICATOR - ACCESSIBILITY

Core Output Indicator: 3b – Amount of New Residential Development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).

This core indicator measures the sustainability of new housing development by considering how easy it is to access a range of essential services by means other than by car. The table below shows the percentage of the total completions for April 2006 to March 2007 that is within 30 minutes using a combination of walking and public transport.

Residential Development within 30 minutes public transport time of:					
GP	Hospital	Primary School	Secondary School	Areas of Employment	Major Retail Centre(s)
98.4%	14.1%	100%	84.1%	100%	100%

In considering the primary and secondary schools no account has been taken of specific access requirements and it has therefore been assumed that entry to the nearest facility is possible. This is not the case in terms of hospitals and private hospitals have been excluded. In terms of areas of employment this has been taken as employment zones and town centres given that this is where employment opportunities tend to be concentrated, Major retail centres has been taken as the town and district centres within the Borough and therefore includes Rochdale, Middleton, Heywood, Littleborough and Milnrow. It should be noted that only services within the Borough have been considered.

As can be seen from the table, Primary Schools, Areas of Employment and Major Retail Centres the figure 100%. This reflects the urban nature of the Borough and the spread of such services. This is particular noticeable in relation to major retail centres with five well dispersed centres which means the Borough is generally well served in terms of access to retail. The figure for secondary schools has also improved slightly from last year which points to more development in accessible locations.

The worst result by far is for hospitals with a drop from 43% in 2004/05 to 14.1% this year. However, compared to 2005/06 (9.8%), there has been a slight improvement to hospital by 4.3% The main reason for the poor accessibility result is that Birch Hill Hospital is no longer considered in terms of provision given its closure and the fact that only limited facilities are to be retained on one part of the site. Also a less optimistic view has been taken on accessibility to the one remaining hospital given the time it takes to walk from the town centre and the need to change buses in the centre from other destinations.

WALKING AND CYCLING

Policies: A/4, A/13, A/14

The Council continues to work on progressing its cycling and walking strategies:

- Rochdale is one of 79 Local Authorities on the final list of schemes for Sustrans' Connect 2 bid. Sustrans are bidding to Big Lottery for a £50M award, in competition with five other projects. Local support for the Connect2 bid will be vital in order for Sustrans to win the television vote expected in December.
- Rochdale's bid (Rochdale Towpath Connections) includes linking all four townships, key local destinations including stations and Oldham via the Rochdale Canal Towpath (National Cycle Network Route 66), and Kingsway Business Park. Connect2 aims to increase the quality of local walking and cycling links so that more people will choose to walk or cycle for short journeys.
- The Council continues to work on progressing its cycling and walking strategies, with a Greater Manchester level Cycling Strategy in place and action plans being developed in each district.
- National Cycle Network Route 92 linking the Healey Dell Cycleway to the Rochdale Canal is complete except for the connection to the Rochdale Canal Towpath, which is delayed due to the lack of a suitable land agreement.
- The contract for the Rochdale Canal towpath reconstruction to National Cycle Network standards, to create NCN 66, is ongoing, with final surfacing in place on about half the rebuilt towpath. Commuter cyclist numbers have visibly increased.
- The Rochdale Grand Prix cycle race was held in July. Approximately 2000 spectators watched the events, which included many community activities on The Butts to support the race programme.

FACILITIES FOR BUSES

Policies: A/15, A/16, A/17

Total 2006 bus mileage in Rochdale was 21% higher than in 1985. Greater Manchester mileage was 9% above that in 1985. Total bus mileage in Rochdale did not change between 2005 and 2006 compared with an increase of 1% for Greater Manchester as a whole. The proportion of services subsidised in 2006 compared with 2005 fell from 28% to 24% in the Rochdale MBC area indicating that bus services across the authority are more commercially viable.

The Quality Bus Programme has been developed across Greater Manchester. In Rochdale a number of schemes have progressed in 2006 / 2007 including;

- Over 300 bus stop upgrades have been carried out and a programme of shelter improvements is underway with Real Time Passenger Information boards being installed at key stops and interchanges.
- Work on the Northern Orbital Route at Sudden junctions has commenced following consultation and is expected to be completed in May 2008,
- The number of passengers on quality bus corridors has gone up, but journey times have not reduced as expected.
- Townhead Improvements :- Phase 1 - a new bus lane has been provided at John Street to assist outward bound buses from Rochdale town centre to Littleborough and Whitworth. Phase 2 – Townhead junction enhancements commenced in November 2007 and are anticipated to be completed in July 2008.

Quality Bus Corridor (QBC) measures to date along the Rochdale to Oldham corridor include:

- Whole route treatment (Rochdale to Hyde) along around 25% of the route with 60% of the stops upgraded to QBC standard,
- Oldham Road/Kingsway junction, in Milnrow is completed improving safety for pedestrians and cyclists as well as reducing delays for bus services and general traffic,
- Patronage has increased by 15% along the Rochdale, Oldham and Tameside bus corridor through the John Street and Manchester New Road bus lanes and has produced journey time savings for buses narrowing the gap of end to end times compared with the car.
- Improvements to bus corridors are proposed in Heywood as part of the Vision and Strategic Framework for the town,
- Bus priority measures will be provided on routes around Middleton Inner Ring Road to facilitate access to the new bus station which opened in July 2006.

A new bus station is proposed for Rochdale as part of the Town Centre Regeneration and demolition of the buildings on the proposed site has taken place. Discussions with the DfT and GMPTA to agree the construction programme are currently taking place.

RAIL FACILITIES

Policies: A/18, A/19, A/21

Rail Patronage

The number of boarders travelling inbound to Manchester on the Rochdale / Oldham line in 2006 was just over 1400 in the peak (07-30-0930) and just over 1 100 in the off-peak (09-30-13-30). These represent a decrease of 11% and an increase of 9% respectively since 2005, and an increase of 19% and 77% respectively since 1991.

The Greater Manchester Passenger Transport Executive is committed to the implementation of Metrolink. Discussions are in progress with central government to secure further finance; however a funding arrangement has now been agreed between AGMA, DfT and GMPTA for the proposals. The commitment is to build the Metrolink extension into Rochdale in two phases.

Phase 3a is the conversion of the railway and trams terminating on Maclure Road, near the fire station with final approvals given once tenders have been received.

The extension will form part of two proposed Metrolink corridors. These are:

Corridor 2:- Manchester – Werneth – Oldham – Shaw – Rochdale, and

Corridor 12:- Manchester – Middleton – Rochdale.

The Council is developing proposals for an integrated transport hub in Smith Street Rochdale, linking the Metrolink network to the new bus station and adjacent town centre development proposals.

Small station improvement proposals are being developed at Castleton, Smithy Bridge and Littleborough by the PTE/A in consultation with the Council These will concentrate on the waiting environment, passenger information and enhancing parking and interchange facilities. Discussions are ongoing with the PTE regarding improvements to Rochdale Railway Station.

Network Rail is seeking to establish a partnership with the Council and local user groups to address disability and discrimination issues relating to improvements at Littleborough station.

The East Lancashire Railway to Heywood was restored in 2005 for passenger and freight services and the Heywood Vision and Strategic Framework aspires to develop its freight and passenger use. No development will be permitted that may prejudice the line's continued use and development complying with this policy.

TRAVEL PLANS AND SCHOOL TRAVEL PLANS

Policies: A/12

Although no specific targets have been set significant progress has been made in relation to Travel Plans as follows:

- A Travel Plan is being prepared for Kingsway Business Park,
- Preparation of a Travel Plan and New Development SPD is ongoing,
- 38% of schools in the Rochdale MBC area now have Travel Plans.
- 36 School Travel Plans were being progressed in 2006-2007, with at least 20 schools anticipated to formally submit plans to the Council in 2007/2008,
- Target for school travel now in the Local Area Agreement is for 100% of schools to have travel plans by 2010,
- A Boot'n Bike officer has been appointed to assist in achieving modal shift in travel in selected schools based on the "Bike It" scheme after initial schemes proved to be successful, achieving a daily cycling modal share well above the 2% national average, i.e. around 10%.
- Road safety team offering cyclist training to the new national "Bikeability" standard to all primary schools from Easter 2007

STRATEGIC HIGHWAY NETWORK IMPROVEMENTS

Policies: A25

Road traffic figures and traffic growth for Rochdale should be treated with a degree of caution as the sample size is much smaller and open to influence by unexpectedly extreme data than the data for the whole of Greater Manchester.

The busiest motorway section was the M62 between junctions 18 and 19, however the traffic flow demonstrated a 2% decrease in 2006 compared with 2005. The busiest all purpose roads were the A58 Manchester Road in Sudden. The route with the highest cycle flow is the A664 Rochdale Road between Hollins Lane and Slattocks Road.

Progress on the implementation of the following road schemes referred to in the Adopted and Replacement Plans is as follows:

- Highway and traffic management improvements to the A58 have been implemented and further improvements undertaken in 2006 at Smithy Bridge,
- Town Head roundabout programmed for 2007 / 2008,
- Milnrow Road / Oldham Road / Drake Street, Rochdale (not yet programmed but needs to be considered in the light of the current Metrolink approvals)
- A664 Kingsway, Rochdale, M62 Junction 21, Milnrow – Work commenced on site at M62 Junction 21 and at Kingsway junction as part of development of Kingsway Business Park.
- Kingsway / Queensway / Oldham Road junction, Rochdale was completed in 2007.
- Edinburgh Way / Manchester Road / Roch Valley Way / Bolton Road (Sudden Roundabouts) scheme anticipated completion in February 2008,
- Assheton Way / Oldham Road / Middleton Way. Middleton Town Centre (work commenced and bus station access improved). Further work to follow as part of Tesco development

- Improvements to the junctions around the gyratory serving Heywood Town Centre are proposed as part of the town's Vision and Strategic Framework to improve journey reliability,
- Development of a new civic, leisure centre and superstore impacting on the traffic movements within Middleton Town Centre with part of the inner ring road will be reduced from dual to single carriageway.

CAR PARKING

Policy: A/23, A/24, A/10

A large amount of work is planned and been undertaken in relation to car parking in the Borough. This includes:

- A Car Parking Strategy for Rochdale Town Centre was approved in September 2007, and includes a referenced summary of development opportunities in the town centre and predicted car parking demand. It is anticipated that there will be an increase in car parking of 0.5% per annum in addition to development borne demand. This includes 0.25% per annum of catchments growth.
- A review of car parking in Rochdale, Middleton and Heywood town centres is underway,
- Investigating the provision of Park and Ride spaces at Rochdale railway station with GMPTE as part of a wider initiative to regenerate Maclure Road and adjoining areas i.e. Drake Street and Canal Basin (dependent on Metrolink) and at Mills Hill railway station as part of the Greater Manchester (TIF bid),
- Establishing local indicators to monitor levels of parking provision in relation to the minimum standards.

SUMMARY

Rochdale is in a period of transition driven by opportunities for environmental and economic regeneration. The transport elements of this transition are an integral part of this regeneration and they must achieve the sustainability and accessibility challenges demanded from local communities and partners.

In improving monitoring systems relating to transport, the Council will bring together the monitoring already taking place for the Local Transport Plan and Local Area Agreements with those demonstrating performance on the Local Development Framework transport objectives to avoid duplication.

The Council will review transport targets to ensure they are achievable, or offer an appropriate challenge. Where the current targets set are easily achievable for Rochdale they will be revised to be made more challenging and offer a greater contribution to the Greater Manchester LTP targets.

Others may be revised so that they are more realistic. New targets for Rochdale will also be introduced if required, that add value in demonstrating the Borough is meeting its transport objectives.

Procedures are already in place to monitor :-

- Parking provision against standards for all planning applications, particularly in meeting demand while the various town centre regeneration schemes are taking place,
- Progress and extent of improvements of the walking and cycling network and their use,
- Journey time between new residential development and key local services measuring improvements to accessibility

Last years AMR referred to the difficulties experienced due to the lack of a dedicated Strategic Transport Policy Co-ordinator. However, a new post was filled in November 2007.

4.6 LOCAL SERVICES

Relevant UDP Chapters:

Chapter 10 Shopping and the Role of Centres

Chapter 11 Leisure and Tourism

Chapter 13 Community Facilities and Public Services

Chapter 14 Urban Greenspace

INTRODUCTION

Good access to, and provision, of local services is important in terms of creating sustainable communities and patterns of development, generally through reducing the need to travel. However, it is important that proposals are balanced against impacts on amenity or the viability of existing services. Policies relating to the provision of such services are dealt with in several chapters of the adopted UDP.

SHOPPING

Policies: S/5 S/6 S/7 S/8 S/12

Core Output Indicators: *4a – Amount of completed retail development*

4b – Amount of completed retail development in town centres

There was one major retail development completed between April 2006 and March 2007. The 3884 sq m extension to Middleton Shopping Centre in the town centre to provide additional retail floorspace and storage areas was approved in March 2004 and completed in September 2006. A second stage extension to Middleton Shopping Centre of 682 sq m was approved in April 2005, but development has been deferred due to cost implications. Permission was granted in March 2004 for an 8376 sq m food store in Middleton town centre on the site of the existing civic hall and leisure centre. Discussions regarding this site are underway and construction should commence in April 2008 with an expected completion date of April 2009. Proposals for redevelopment in Middleton town centre are set out in the Middleton Masterplan.

A 746 sq m out of centre development comprising a local convenience retail unit, hot food take away and betting office on Albert Royds Street, Rochdale was completed in January 2007.

In the period April 2006 to March 2007, permission was granted for:

- an 8000 sq m manufacturing and retail unit at Meadowcroft Mill, Bamford;
- the redevelopment of the existing Central Retail Park site on Oldham Road, Rochdale to create 8 new units resulting in an uplift in comparison goods floor space of 2408 sq m, however 2089 sq m of this is at mezzanine level;
- a 345 sq m bulky goods store on Water Street, Rochdale.

A major redevelopment to provide new retail and offices is proposed by the Council and RDA in Rochdale town centre east area, where the existing bus station and Council offices are currently located. Rochdale Council has prepared a Supplementary Planning Document (SPD) to guide the future regeneration of the Rochdale town centre east area and, following public consultation in September, it was adopted in December 2007. It will be a material consideration in determining any planning applications in the area. The Area Framework seeks a major improvement in the range and choice of shopping, leisure, living, working and cultural facilities in the town centre to meet the needs of everyone in the borough and to regenerate the town centre. A developer selection process was being undertaken during 2007 with the intention of appointing a developer in 2008.

The Rochdale Borough Retail Study was finalised in June 2006 and provides up-to-date retail data for the Borough to allow informed decisions on future retail development to be made. An update to the Retail Study has been commissioned to look at the retail position up to the period 2021, and the findings of this will be made available early 2008. The findings of the study support the proposed major retail development in Rochdale town centre.

LEISURE

Policies: G/LT/1, LT/3, LT/4

**Core Output Indicators: 4a – Amount of completed leisure development
4b – Amount of completed leisure development in town centres**

For the purposes of this report we will only monitor built leisure development for comparative reasons. However, in future reports we may also monitor non-built leisure uses e.g. sports pitches.

Between April 2006 – March 2007, a new 8 lane synthetic athletic track was constructed at Springhill Sports Centre.

There have been no leisure developments completed in town centres during April 2006 and March 2007. However, work has just begun on a major new arena in Middleton town centre which is likely to be completed by the end of 2008. The Arena will replace the current Middleton Leisure Centre and Civic Centre bringing them together with new facilities all under one roof. The existing facilities will remain in service until the new Arena is ready to open to the public.

OFFICES

Policies: EC/6

**Core Output Indicators: 4a – Amount of completed office development
4b – Amount of completed office development in town centres**

2468 sq m of B1 office development was completed at Sandbrook Business Park in the monitoring period for 2006/07, outside the town centre but within an allocated employment site in compliance with UDP policy.

The Council has not monitored the completion of office development in Use Class A2; these are offices for Financial and Professional services that may be frequented by the public. Such offices, by their nature, are located within town and local centres however their development will be monitored in future.

OPEN SPACE

Policies: G/UG/1-UG/10, H/6

Core Output Indicator: 4c – Percentage of eligible open space managed to Green Flag award standard

The policies within the adopted and replacement UDP seek to protect and enhance existing areas of open space whilst encouraging the laying out of new areas in appropriate locations. Policies H/6 of the adopted UDP requires that new housing developments provide a contribution towards open space provision, either on-site or through the payment of a commuted sum. As noted in the section on the LDS a Supplementary Planning Document on Recreational Open Space in New Housing Development is expected to be published in 2008.

Rochdale Council owned woodland also gained Forestry Stewardship Council certification in 2006, which was retained in 2007 in recognition of the sustainable management of its existing

woodland stock. Three parks have been successfully awarded Green Flag status in the borough. These are:

- Hare Hill Park, Littleborough (4.6 ha)
- Queen's Park, Heywood (11 ha)
- Memorial Gardens, Rochdale (1.12 ha)

The intention for February 2008 is to re submit Hare Hill Park, Queens Park, and Rochdale Memorial Gardens. In addition applications are also intended for Broadfield Park (5.73 ha) and Milnrow Memorial Park (3.76 ha). Other applications are planned, but this is subject to sufficient funds being made available for essential works, identified in the feedback reports for the Green flag sites. It is essential to carry out work identified in the feedback reports and scheduled work identified in our own management plans which would be required to retain green flag status. Additional funding would also be required to bring other parks up to the required green flag standard prior to submission.

SUMMARY

The application of policies in the UDP and government guidance has been effective in resisting retail developments which may harm the health and vitality of existing centres, whilst still ensuring that local needs are being met. The recently completed and updated Borough Retail Study will continue to support the application of retail policy by providing up-to-date retail data and information.

There are a very few applications received for leisure facilities and therefore it is difficult to assess how the policies are performing. The policies should ensure that where possible facilities are established in sustainable locations and meet local need.

In terms of open space, the policy within the adopted UDP and draft Open Space SPD led to better and improved open spaces within the Borough as well as securing new sites. There has been a marked improvement in the number of open spaces managed to Green Flag status for the period 2006-2007, with a total of 3 sites being awarded Green Flag Status. This is compared to 1 site coming forward in the last AMR period. It is anticipated that next year, more sites will be brought forward.

Work has progressed on a Play Strategy to identify priorities for investment in children's play facilities across the Borough. However, the Playing Pitch Strategy has not been determined and it is anticipated that this will be available next year.

Rochdale Council commissioned some work for a quantitative and qualitative assessment of open space within Rochdale and to identify a strategy for the urban greenspace network within the borough. The assessment builds upon existing surveys which assesses the physical condition and functional values of individual greenspaces identifies where there is a deficit of high quality natural greenspace and provide recommendations. This along with the Play strategy and Playing Pitch Strategy will give a good basis for prioritising where off-site contributions obtained through the policy should be invested.

4.7 MINERALS AND WASTE

INTRODUCTION

The minerals and waste policies within the UDP have been robust in terms of dealing with planning applications over the monitoring year. However, these policies, particularly waste policies need to be aligned more closely with Government policy and need to be reviewed having regard to the Regional Spatial Strategy and the sub-regional demands. The existing policies and their relevant core output indicators are set out below.

MINERALS

UDP Chapter 16
Policies: G/M/1- M/8

Over this monitoring period, the UDP policies have not been tested in terms of proposals for new working. However, as stated above, policies need to be reviewed. The 10 Greater Manchester Authorities also have a requirement to include minerals policies and identify sites for aggregate extraction, processing and safeguarding within each of their LDF's. It is expected that a Joint Development Plan Document will need to be produced led by the Greater Manchester Geological Unit, although agreement on developing this document is yet to be formalised with the Greater Manchester Districts.

Core Output Indicators:- *5a Production of primary land won aggregates*
5b Production of secondary/recycled aggregates

A steady and adequate supply of aggregates is necessary to maintain economic growth and the quality of life but this must be balanced against the environmental implications of winning and working the minerals. In order to achieve this the UDP addresses itself to four main issues in its approach to mineral planning, namely, resource conservation, the rate of release of land for mineral working, the protection of the environment and the restoration of mineral working sites. It recognises sub regional targets for minerals production up to 2007 but there are no specific targets set for the Rochdale.

During the period relating to this Annual Monitoring Report (i.e. April 2006-March 2007) there have been no proposals for new minerals development within the borough against which the effectiveness of these policies can be tested.

The data relating to production is very limited due to issues of commercial confidentiality and the fact that mineral producers are under no obligation to report their production levels to the Mineral Planning Authority. The most recent figures for both primary and secondary aggregate production are provided by the Regional Aggregates Working Party (RAWP) Annual Monitoring Report for 2006. This incorporates monitoring data collected during 2005 but does not include data from the 2006 survey as this is not yet available. Based on the 2005 data, an aggregated figure of 1.9 million tonnes of primary minerals for Greater Manchester, Halton, Warrington and Merseyside is provided.

The information relating to recycled aggregate is not comprehensive. Arisings and re-use of clay/shales/pulverised fuel ash, slate, blast furnace slag and other recycled materials for the North West are 683,094 tonnes and reserves for the same materials stand at 12,885,765 tonnes. Arisings and reuse figures for road planning's for the year 2005 are at 192,939 tonnes and reserves stand at 700 tonnes. These figures arise from the 2005 survey. They do not break down into sub regional or district figures and do not cover other materials such as Construction, Demolition and Excavation Waste (CDEW). The most recent figures available for this waste stream is the Symonds Report: Survey of Arisings and Use of Alternatives to Primary

Aggregates in England, 2005. This indicated that in 2005 the North West produced a total of 6.7 million tonnes (mt) of recycled aggregate and soil which broke down to 3.6mt of recycled aggregate and 0.70mt of soil. Re-use, recycling and disposal of CDEW for the North West was 11.35mt. The results from this survey, taken in combination with the results from 2003, suggest that levels of CDEW arisings are quite consistent from year to year, and that the level of recycling is growing perceptibly, but not dramatically.

WASTE

Waste Strategy 2007

A review of England's Waste Strategy 2000 began in February 2006. Following a period of consultation the revised strategy 'Waste Strategy 2007' was published in February 2007. The overall objective of the revised waste strategy is to further reduce the impacts of waste management on the environment, while developing the economic benefit of using waste as a resource and meeting European obligations. In order to achieve this goal the government has introduced the following targets:

- decouple waste growth (in all sectors) from economic growth and put more emphasis on waste prevention and re-use;
- meet and exceed the Landfill Directive diversion targets for biodegradable municipal waste in 2010, 2013 and 2020;
- increase diversion from landfill of non-municipal waste and secure better integration of treatment for municipal and non-municipal waste;
- secure the investment in infrastructure needed to divert waste from landfill and for the management of hazardous waste; and
- get the most environmental benefit from that investment, through increased recycling of resources and recovery of energy from residual waste using a mix of technologies.

To achieve this the revised waste strategy aims to offer a clearer longer-term vision for waste and resource management as part of the Government's drive for Sustainable Development, consolidate current policies as well as taking into account the changes to the planning system, detailed in PPS10. The strategy provides a more robust approach to increasing waste recycling and minimisation, and considers in more detail how we can achieve change and the way in which particular bodies can change the way they work to increase reuse and recycling.

Regional Spatial Strategy

North West Regional Assembly launched a Full Review of the Regional Spatial Strategy in July 2004 and, following informal consultations at issues, options, and Interim Draft stages, submitted the new Draft Regional Spatial Strategy to the Secretary of State on 30 January 2006.

RSS sets out objectives for waste for the region including ambitious recycling and waste reduction targets for all waste streams. However draft RSS for the North West does not provide adequate clarity on key issues such as the need for regionally significant facilities, inclusion of the potential need to accommodate waste from outside the region, and information on waste arisings from the agricultural sector. The Draft Submitted RSS for North West England (also known as 'The North West Plan') was published for public consultation on 20 March 2006. The consultation ended in June 2006. A Panel appointed by the Secretary of State - independent of the Regional Planning Body and central Government – oversaw the process following public consultation, and an Examination in Public (EiP) was held between November 2006 and February 2007 to debate and test the draft RSS, it was hoped that this would provide clarity on the waste policies within the draft RSS.

Following the EiP, the Panel prepared a Report of findings and recommendations on how the draft Regional Spatial Strategy might be improved. This Report was published for information on 8 May 2007. With regard to waste, the panel report suggested that many of the major issues

would be best dealt with through an early review of the RSS; this would include amending current data and information on the following:

- Regional apportionment
- Reclassification of hazardous waste
- Construction and Demolition waste production
- Commercial and Industrial waste production
- Broad locations for waste facilities of sub-regional, regional or national significance.

The Secretary of State will consider the Report, together with representations made on the draft RSS, with the aim of publishing Proposed Changes in late 2007. Following consideration of responses to the consultation on the Proposed Changes, the Secretary of State is expected to publish the final North West Plan in early 2008.

Greater Manchester Joint Waste Development Plan Document

In order to ensure that adequate provision is made throughout Greater Manchester, the Association of Greater Manchester Authorities (AGMA) has initiated the preparation of a Joint Waste Development Plan Document. This will not only provide a sound and sustainable basis for the provision of a waste management infrastructure, but also deal with the future demands of the waste management industry and assist in delivering and reducing risks associated with Greater Manchester’s Municipal Waste Management Strategies. It will also facilitate improved collection of data relating to all waste streams at sub regional and local level and provide a basis for better evaluation in future annual monitoring reports.

The JWDPD Stage One Issues and Options Report was issued for consultation during Monday 14 May 2007 – Friday 22 June 2007. Report on the outcomes of this process is due for publication in late November 2007.

In January 2008 the Stage Two Report will be issued for consultation. It will take into account the feedback received through the Stage One Issues and Options consultation and will also focus on the following topic areas:

- Development Control Policies
- Need for waste management facilities
- Types of facilities required
- Sites

UDP Chapter 17 G/W/1 – W/8

The existing adopted UDP relies heavily on criteria based policies as did the previous development plan. It seeks to maintain existing key sites from development for other purposes but makes no new allocations for future waste management facilities.

Core Output Indicators :-

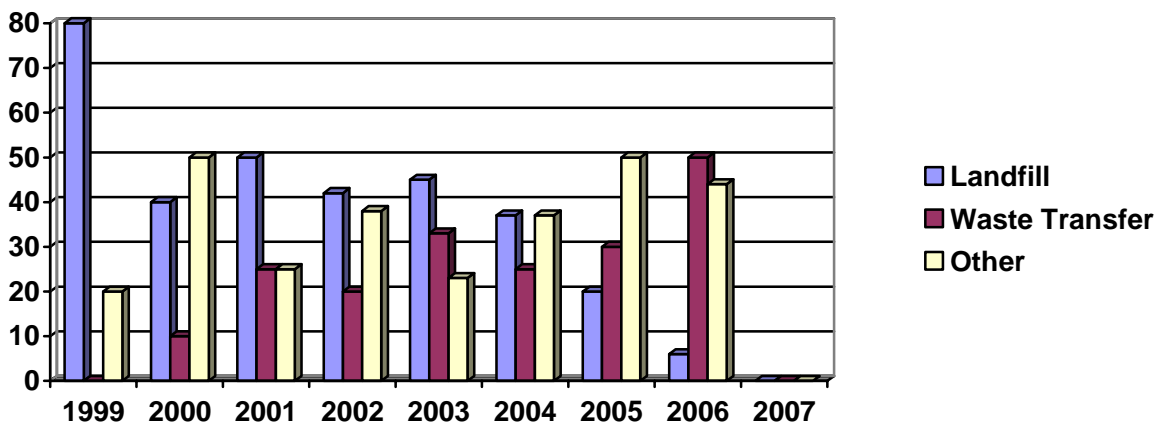
- 6a Capacity of new Waste Management Facilities by Type**
- 6 b Amount of municipal waste arising, and managed by management type, and the percentage each management type represents**

Between 1999 and 2006 a total of 60 applications relating to the establishment of waste facilities within the borough were received. From the chart below it can be seen that there has been a steady decrease in the number of applications for disposal of waste material to landfill and a recognisable shift towards other methods of waste treatment and recycling. For the year 2005/2006 applications for new “other” waste treatments - including end of life vehicle processing, tyre processing, industrial liquid waste treatment, and secondary aggregate production - made up 45% of the total of all applications received. For the year 2006 – 07

there were no waste management facilities applications. However, one of the most significant waste applications received in 2007 which falls outside the accounting period is an application for a waster resource centre, which includes Transfer Loading Station (TLS), Materials Recovery Facility (MRF) and an In Vessel Composting Facility (IVC). The site of the proposed Waithlands Waste Resource Centre is just over half a mile east of Rochdale town centre and north of the existing Household Waste Recycling Site in Chichester Street. The Transfer Loading Station would receive non-hazardous, non-recyclable waste materials from refuse collection vehicles for bulking up and onward transfer. The MRF is intended to increase recycling rates for materials like glass, plastics, and metals that are gathered through kerbside recycling collections. This in turn would reduce the quantities that Greater Manchester disposes of to landfill. The plant is anticipated to have a throughput capacity of 65,000 tonnes per annum. The facility would also accept and bulk paper and card which is collected separately. The IVC would have the capacity to compost around 25,000 tonnes a year of biodegradable wastes from Rochdale and Oldham. This should divert an equivalent quantity from landfill.

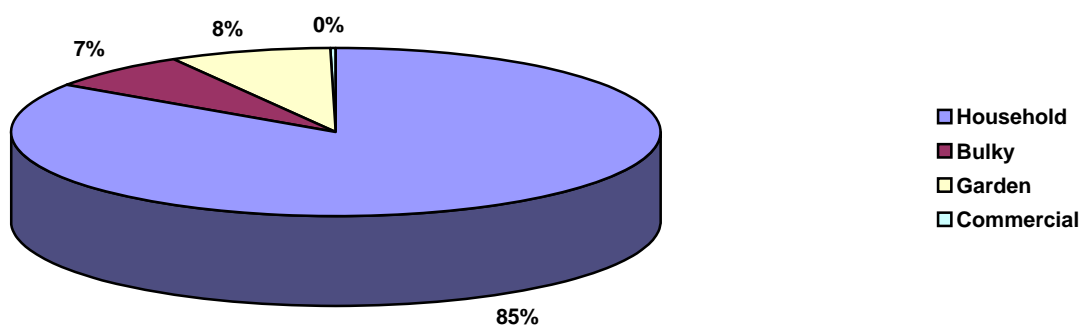
No additional capacity has been identified for disposal of municipal waste within the borough and there were no planning permission granted for landfill consisting of inert materials during 2006/7. However, an additional total capacity of 75 000 tonnes at new waste treatment and handling facilities has been established within the borough, in particularly through the Waithlands Waste Resource centre in Rochdale. On completion of the Greater Manchester Waste Database information relating to waste capacity by type will become available but for the present AMR this information is not readily available.

% of Applications by Waste Facilities Types



During 2006/7 Municipal Waste arisings for the borough amounted to around 66732 tonnes. This represents a reduction of 3% on the amount of municipal waste collected in 2005/2006. The chart below shows a breakdown of waste by management type:-

Waste Management by Type



There has been a steady increase in the amount of garden waste collected in 2006/2007 to around 5419 tonnes. This represents an increase of 21% on the amount of garden waste collected in 2005/2006 and it is mainly because various recycling programmes were rolled out across the borough, and it is anticipated that this will continue to grow. On the other hand commercial waste decreased in the period 2006/2007 to 299 tonnes by 65%, and this is due to the fact that Rochdale do not handle commercial waste and is dealt by private contractors.

SUMMARY

Minerals development within the borough is relatively static but this situation could change if quarries that benefit from old mineral permissions are resurrected. The impact of such development on sub regional apportionment could be substantial and would need to be carefully monitored and reported in future monitoring reports.

The emerging Greater Manchester Joint Waste Development Plan Document will provide information on the number and type of waste facilities that will be required to meet the needs of the GM area as well as the most effective pattern of location. Currently information on waste collection is not provided by GMGU but is collected directly from the Waste Management section in the Council. Future monitoring reports will be looking to identify an increase in new and innovative waste treatment and handling facilities within the borough.

5. KEY ISSUES AND ACTIONS

The AMR process has highlighted where significant progress has been made in relation to the LDF, other key priorities and key indicators. It has also identified where work has not proceeded as planned and the reasons for it, as well as identifying key priorities for the next twelve months and beyond. The section below highlights these key issues and the actions required to resolve them.

KEY PROGRESS AND ACHIEVEMENTS

Since the production of last years monitoring report there has been significant progress and some key achievements and these are summarised below:

- **Unitary Development Plan** – This was adopted in June 2006 in line with the date of adoption anticipated within last years AMR.
- **Local Development Scheme (LDS)** – A revised LDS was produced in March 2007 which was that subsequently updated to take account of the need to refer to the Waste DPD.
- **Statement of Community Involvement (SCI)** – The SCI was on schedule as at March 2007, and subsequently adopted in November 2007 and was in line with the current 2007 LDS.
- **Regional Spatial Strategy (RSS)** – Following the Examination in Public, the Panel prepared a report of findings and recommendations on how the draft Regional Spatial Strategy might be improved. This Report was published after 8th May 2007. Following consideration of responses to the consultation on the Proposed Changes, the Secretary of State is expected to publish the final North West Plan in late Spring 2008.
- **Design Supplementary Planning Document (SPD)** – adoption of the three Urban Design Guides in September 2007 and the Rochdale Town Centre East Area Framework SPD in December 2007. Good progress on 5 other SPDs (Open Space in New Housing, Affordable Housing, Biodiversity and New Development, East Central Rochdale Area Framework, Energy and New Development. Only the Travel Plan SPD adoption date will be slightly delayed.
- **Rochdale Town Centre East Area Framework (SPD)** – This Area Framework has been prepared to guide the future regeneration of the Rochdale town centre east area. Work started in March 2007 and, following public consultation in September, it was adopted in December 2007.
- **Housing Market Renewal (HMR)** – There has been major strategic input into the development and delivery of HMR proposals. This has included policy guidance, detailed input on briefs and masterplanning and a key role in the heritage assessment.
- **Areas of Opportunity** – As noted in the regeneration section there has been satisfactory progress on a number of Areas of Opportunity in compliance with the overall policy approach in the UDP and this has involved significant work input from the section. A planning and development framework was produced in conjunction with the RDA, and adopted by the Council, for the Trub Farm Area of Opportunity in Castleton.
- **Regeneration Initiatives** – major input into key regeneration schemes such as Heywood Sustainable Urban Neighbourhood (SUN), Heywood Town Centre, Rochdale Town Centre and Pennines Action Plan.
- **Housing on Brownfield Land** – In the period 2006/07, 87% of all dwelling completions were on previously developed ('brownfield') land. This figure exceeded the 80% target in the Regional Spatial Strategy.
- **Rural And Environmental Programmes** – Commencement of river valley regeneration proposals in East Central Rochdale through the Newlands programme. This will bring more than £1.7m of North West Development Agency investment into

creating a Roch Valley community forest corridor within the East Central Rochdale Housing Market Renewal Pathfinder. Other key progress made include:

- Completion of a spaces mapping exercise for key greenspace corridors in the Borough to update spaces and habitats records
- Completion of a qualitative assessment of public open spaces to support the forthcoming provision of green infrastructure strategy

The AMR has also highlighted areas of work / projects where progress has not been made in accordance with the LDS or work programme, i.e.

- LDF Core Strategy and Canal basin Area Action Plan Development Plan Documents
- Minor delays on Travel Plan SPD and Energy in new Developments SPD.
- Extending the areas of monitoring highlighted in last years AMR.

These delays have been addressed as explained in section 3.

IMPLICATIONS FOR THE LDF

The Local Development Scheme will need to be reviewed early in 2008 to address the need to revise the timetable for the Local Development Documents as set out in section 3.

The revised LDS will also take into account of the streamlined procedures for Local Development Framework preparation.

Action:

- **Agree and publish a Revised LDS early in 2008 on the basis of the indicative timetable in section 3.**

IMPLICATIONS FOR SAVED POLICIES WITHIN THE ADOPTED UDP (2006)

The UDP was adopted in June 2006. This is the second AMR following adoption and positive progress is being made on implementing plan policies. Monitoring reveals that whilst general thrust of the UDP Strategy and its policies remain valid and are generally consistent with Government policy, a review process needs to commence to take account of RSS and changing local and sub regional priorities. The Core Strategy will review key development management policies and identify areas for future growth/regeneration. However, monitoring will continue to assess whether changing national and regional policy and guidance requires changes to saved policies through LDF documents.

The 2006 AMR sought to develop local indicators areas and targets for monitoring of the adopted Plan policies. Unfortunately there has to date been limited progress to establish common indicators and targets for monitoring saved policies and other Council plans and strategies. However, efforts will continue to enhance this area of work wherever possible.

Action:

- **In developing local indicators, the Council will seek to ensure that these are:**
 - a) **SMART (i.e. specific, measurable, achievable, realistic, and time bound);**
 - b) **consistent or do not duplicate other indicators established for the Community Strategy; and**
 - c) **consistent with Sustainability Appraisal objectives and indicators.**

Last years report received positive feedback from elected members and other users. This report will be circulated with a customer satisfaction questionnaire to obtain further feedback on how the content and presentation of the AMR may be improved.

Action:

- **The Council will seek feedback/comments on the usefulness of the monitoring report, its content and presentation.**

In previous AMR's, reference was made to the introduction of a new planning and building control GIS/DIP linked database. This system called APAS (Application Processing and Statistics) has replaced the limited PLANAPS system and therefore provides more opportunity to provide information on how policies are being used for determining planning applications (i.e. decisions and conditions). However, there are significant resources in populating the system with the necessary information if has not been possible to use it to aid the production of this AMR. It is hoped that providing resources enable the appropriate information to be entered, subsequent AMRs should be able to use the system to improve information and provide greater detail on how policies are operating.

Action:

- **Resources permitting, the new database will be used to expand the monitoring of applications by type and location, land-use change, policy usage and related outcomes (However, the level of information to be obtained will need to be balanced with the resources required to input information.)**

Baseline information and evidence needs to be improved in order to monitor saved policies and to inform policies in future Development Plan Documents. Key gaps are identified below. The LDS identifies survey and research commitments. The need and ability to expand areas of research will depend on the range and scope of external research and available local resources (e.g. Planning Delivery Grant).

KEY ACTIONS BY TOPIC

ECONOMY

Actions:

- **Finalise Employment Land Study by early 2008, in line with government guidance, to examine the Boroughs employment land requirements and supply to ensure that development needs for both employment and other uses can be satisfactorily met.**

HOUSING

Actions:

- **Progress SPD on affordable housing, which will incorporate more detail on housing need based on the findings of the soon to be completed Housing needs Study**
- **Produce Strategic Housing Land Availability Assessment (SHLAA). This will have to accord with the new guidelines for producing Housing land Availability assessments as referred to in PPS3. This document will include a rolling forward of the Urban Potential Study.**
- **Improve current monitoring arrangements to collect a wider range of information and use site visits to ensure the information is more accurate and up-to-date.**

ENVIRONMENT

Actions:

- **Indicators and targets for habitats and species will be developed as part of work on the Greater Manchester Biodiversity Action Plan.**

- The Council will seek to develop better information on levels of contaminated and derelict land treated and brought back into use and levels of tree cover.
- Options for monitoring design quality and the impact of design guidance will be considered as part of work on SPDs.

REGENERATION

Actions:

- Ongoing monitoring to identify requirements for additional guidance through the LDF, either in the form of SPD's or Area Action Plans, to support and implement HMR proposals and other regeneration schemes.

TRANSPORT

Actions:

- Review co-ordination of monitoring programmes for LDF regarding transport with the monitoring of targets for the LTP and LAA to avoid duplication,
- Review targets to ensure they are achievable in Rochdale, stretching them where they can easily be achieved and easing them where they are unrealistic,
- Introduce new indicators and monitoring regimes where they will assist in demonstrating the Borough's performance against its transport objectives.

LOCAL SERVICES

Actions:

- Improve monitoring in relation to A2 office development
- Progress work on SPD relating to Recreational Open Space in New Residential Developments.

MINERALS AND WASTE

Actions:

- Continue input in relation to the preparation of a Waste Development Plan Document.

APPENDIX 1 – SUMMARY ASSESSMENT OF INDICATORS

ASSESSMENT OF INDICATORS

Core Output Indicators

The table below looks at the Core Output Indicators and assesses what future work is required in order to improve the information provided in future AMR's.

Indicator	Is it covered in this AMR?	Is additional work required?
1a Amount of floorspace developed for employment by type.	Yes	Permissions are often for industrial / warehouse units with no distinction made between B2 and B8 uses.
1b Amount of floorspace developed for employment by type, in employment or regeneration areas.	Yes	As above
1c Amount of floorspace by employment type, which is on previously developed land.	Yes	As above
1d Employment land available by type.	Yes	No distinction is made at present in terms of likely end use (i.e. between either for B1, B2 or B8). Sites may be categorised through Employment Land Study.
1e Losses of employment land in (i) employment/regeneration areas and (ii) local authority area.	Yes	No
1 f Amount of employment land lost to residential development.	Yes	No
2a Housing trajectory	Yes	No
2b Percentage of new and converted dwellings on previously developed land.	Yes	No
2c Percentage of new dwellings completed at: (i) less than 30 dwellings per hectare; (ii) between 30 and 50 dwellings per hectare; and (iii) above 50 dwellings per hectare.	Yes	No
2d Affordable housing completions.	Yes	No
3a Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the local development framework.	No	Information will be collected on developments above an appropriate size threshold from April 2006.
3b Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).	Yes	No – although may be possible to consider facilities beyond the Borough boundary.
4a Amount of completed retail, office and leisure development.	Partially	A2 office development and leisure development will be monitored from April 2006.
4b Amount of completed retail, office and leisure development in town centres.	Partially	A2 office development and leisure development will be

		monitored from April 2006.
4c Amount of eligible open spaces managed to Green Flag Award standard	Yes	No
5a Production of primary land won aggregates.	Yes	No
5b Production of secondary/recycled aggregates.	Yes	No
6a Capacity of new waste management facilities by type.	Yes	No
6b Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed.	Yes	No
7 Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.	Partially	No
8 Change in areas and populations of biodiversity importance, including: (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.	i) No ii) Yes	No
9 Renewable energy capacity installed by type.	Yes	No

Developing Local Indicators

The UDP contains a large number of indicators which are intended to be measured in order to assess the performance of the plan in delivering its objectives. Last years AMR referred to reviewing these indicators and seek to develop those which reflect key priorities and issues. The timetable for adoption has not allowed this work to progress. However, further consideration will be given to examining key indicators relating to:

- Key local issues;
- Key national and regional issues; and
- The availability of baseline data.

APPENDIX 2 – GLOSSARY OF TERMS

Affordable Housing – Subsidised housing and low-cost market housing available to people who cannot afford to occupy houses generally available on the open market.

Area Action Plan (AAP) – Used to provide a planning framework for areas of change and areas of conservation. AAPs will have the status of Development Plan Documents.

Biodiversity – The range of life forms which constitute the living world, from microscopic organs to the large trees, animals, their habitats and the ecosystem in which they live.

Community Strategy – An overarching local strategy for the future of the Borough, outlining actions towards environmental, economic and social well-being. All Council policies and strategies must comply with the Community Strategy.

Core Output Indicator – The main purpose is to measure quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policies.

Core Strategy – Set out the long term spatial vision for the Local Planning Authority Area, the spatial objectives and strategic policies to deliver that vision. The Core Strategy will have the status of Development Plan Document.

Development – The carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any buildings or other land.

Development Plan Document (DPD) – Spatial Planning documents that are subject to independent examination, and together with the Relevant Regional Spatial Strategy, will form the development plan for a local authority area for the purposes of the Act. They can include: Core Strategy, Site Specific Allocations of land, Area Action Plans and Development Control Policies.

Employment Land (B1, B2, B8) – Land used, planning permission for, or allocated in a development plan principally for business (B1), industrial (B2) and storage / distribution (B8) uses

Employment Land Study – The primary purpose is to provide planning authorities with effective tools with which to assess the demand for and supply of land for employment. In particular, sites allocated for employment need to reflect the changing requirements of businesses and local economies. This guide will help authorities assess the suitability of sites for employment development, safeguard the best sites in the face of competition from other higher value uses and help identify those which are no longer suitable for other uses.

Green Belt – Areas of land where development is particularly tightly controlled. The purposes of greenbelt are to check the unrestricted sprawl of large built-up areas; to prevent neighbouring towns from merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

Greenfield Land – Land which has not been previously developed. Evidence of previous development could have gone.

Housing Market Renewal (HMR) – The Oldham and Rochdale Housing Market Renewal Pathfinder Project has been established to address housing market dysfunction in the

Borough's. It covers a 15 year period and is overseen by the two borough's Local Strategic partnerships, representing a wide range of organisations and local communities.

Housing Needs Study – Provide detail about people's housing needs and aspirations including key estimates on the numbers and types of households in housing need. Also provide detail on incomes, affordability of housing, suitability of existing housing and the scope of alternative housing solutions. All of this information assists the Council in developing housing strategies and planning policies to help secure investment in affordable housing and shape the development of new homes in years to come.

Local Area Agreement (LAA) – This is an agreement that has been made between the Local Strategic Partnership and central government, which sets out clear targets for the borough. These are based on the priorities identified within the Community Strategy. In future the local area agreement is expected to be the key way in which government will monitor our performance.

Local Development Document (LDD) – The collective term in the Act for Development Plan Documents, Supplementary Planning Documents and the Statement of Community involvement.

Local Development Framework (LDF) – The name for the portfolio of Local Development Documents. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports. Together these documents will provide the framework for delivering the spatial planning strategy for the local authority area.

Local Development Scheme (LDS) – Sets out the programme for preparing Local Development Documents.

Local Strategic Partnership (LSP) – Partnerships of stakeholders who develop ways of involving local people in shaping the future of their neighbourhood in how services are provided. They are often single non-statutory, multi-agency bodies which aim to bring together locally the public, private, community and voluntary sectors.

Pennine Edge Forest (PEF) – Is a multi-agency partnership consisting the districts of Rochdale, Oldham, Stockport and Tameside. It seeks to ensure the economic, environmental and community benefits from community forestry are being delivered.

Planning Policy Statement (PPS) – New statements of Government policy covering different topics e.g. transport, housing etc issued under the new legislation. These statements replace Planning Policy Guidance Notes (PPGs)

Preferred Options – Produced as part of the preparation of Development Plan Documents, and is issued for formal public participation as required by regulation 26.

Previously Developed Land (Brownfield Land) – Land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure.

Regional Spatial Strategy (RSS) – Sets out the region's policies in relation to the development and use of land and forms part of the development plan for Local Planning Authorities.

Rochdale Borough Masterplan – A visionary document that has been developed to guide the physical regeneration of our borough.

Rochdale Development Agency (RDA) – A partnership between the public and private sectors to promote new business investment and property development throughout the Borough.

Saved Policies – Existing adopted development plans are saved for three years from the date of commencement of the Act. Any policies in old style development plans adopted after commencement of the Act will become saved policies for three years from their adoption or approval.

Site of Biological Importance (SBI) – A protected area of ecological significance in terms of flora, fauna, geological or physical features and listed in a register produced on a county wide basis. Sites are graded A, B or C, depending on their scientific significance.

Section 106 Agreement – Allows a Local Planning Authority to enter into a legally-binding agreement or planning obligation, with a land developer over a related issue.

Statement of Community Involvement (SCI) – Sets out the standards which authorities will achieve with regard to involving local communities in the preparation of Local Development Documents and development control decisions. The SCI is not a Development Plan Document but is subject to independent examination.

Strategic Housing Land Assessment – A key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. These assessments are required by national planning policy, set out in Planning Policy Statement 3: *Housing* (PPS3).

Supplementary Planning Document (SPD) – Provide supplementary information in respect of the policies in Development Plan Documents. They do not form part of the development plan are not subject to independent examination.

Sustainable Development – Defined by the World Commission on Environment and Development as "Meeting the needs of the present without compromising the ability of future generations to meet their needs". The planning system should ensure that development and growth are sustainable.

The Regulations – Town and County Planning (Local Development) (England) Regulations 2004, and the Town and Country Planning (Transitional Arrangements) Regulations 2004.

Unitary Development Plan (UDP) – Adopted in 2006, the development plan currently in force for the whole Borough. This Plan will remain valid until replaced by new Development Plan Documents.

Urban Potential Study – Planning Policy Guidance Note 3 on Housing requires Local Planning Authorities to undertake an Urban Potential Study to assess the level of additional housing that could be accommodated within the urban area.

