

# Tameside Local Plan

## Performance Indicators Monitoring Report 2023 – 2024

### 1. Introduction

- 1.1. The Tameside Unitary Development Plan (UDP) 2004 identifies sixteen indicators that will be used to measure performance of the plan in each annual review. This report sets out the status of data in relation to each indicator for the monitoring period 1 April 2023 to 31 March 2024 and for the previous monitoring period 1 April 2022 to 31 March 2023. Figures provided are as of financial year-end unless otherwise stated.
- 1.2. The indicators for the other documents that comprise Tameside’s Local Plan the [Greater Manchester Joint Waste Development Plan](#), the [Greater Manchester Joint Minerals Development Plan](#) and [Places for Everyone](#), are published separately.

### 2. Indicators Monitoring

#### Indicator 1 - Area of land developed for employment purposes, and floorspace provided.

Indicator	2022/23	2023/24
Area of land developed for employment purposes (hectares)	1.9	0.25
Floorspace provided (square meters)	3315	1,860

- 2.1. Employment uses are categorised in accordance with Policy E3 of the UDP and include:
- B2 General industrial;
  - B8 Storage or distribution;
  - E(g) Uses which can be carried out in a residential area without detriment to its amenity; and
  - Sui generis uses which have similar characteristics to industry or storage.
- 2.2. For the purposes of calculating the above figures, land is considered to be ‘developed’ when construction of a new building is complete or when a change of use to an employment use is complete. The figure for floorspace

provided also includes any changes of use. For further information see [Industrial and Commercial Land Supply Report](#).

**Indicator 2 - Remaining supply of land for employment development.**

Indicator	2022/23	2023/24
Remaining supply (hectares)	38.01	78.64

2.3. The data for the remaining supply of land is taken from the Council’s Industrial and Commercial Land Availability database. It includes the following categories of employment land:

- Sites allocated for employment development;
- Sites that have planning permission for employment development; and
- Other vacant employment sites.

2.4. Most employment sites with expired planning permission and all employment sites where development is under construction are not included in this figure. The above figure includes all such sites regardless of size as no minimum threshold applied. For further information see [Industrial and Commercial Land Supply Report](#).

**Indicator 3 - Area of land previously used for employment which was developed for other uses.**

Indicator	2022/23	2023/24
Area of land lost (hectares)	0.28	0.5

2.5. The above figure includes sites where construction of a non-employment use or change of use to a non-employment use had either commenced or had been completed in the monitoring year. For further information see [Industrial and Commercial Land Supply Report](#).

**Indicator 4 - Total number of new dwellings completed.**

Indicator	2022/23	2023/24
Number of new dwellings completed (net)	467	632

- 2.6. The total number of new dwelling completions is given as the number of new build dwellings, conversions, changes of use and demolitions and redevelopments completed within the monitoring period. This is given as a net figure so as to offset any demolitions or total losses through change of use. The figure accounts for all homes and dwelling types including houses, flats, large Homes of Multiple Occupation (HMOs) and housing provided for older people, including residential institutions in Use Class C2 in accordance with planning Practice Guidance For further information see [Strategic Housing and Economic Land Availability Assessment](#).

#### Indicator 5 - Number of dwellings completed on windfall sites.

Indicator	2022/23	2023/24
Number of dwellings completed on windfall sites (net)	50	50

- 2.7. Windfall sites are defined as sites not specifically identified in the development plan, but which subsequently come forward for development. The council's windfall completion data only records completions on small windfall sites which can accommodate 1-4 net dwellings. The number of dwellings completed on small windfall sites includes new builds, conversions, changes of use and demolitions and redevelopments completed within the monitoring period. For further information see paragraph 75 of the NPPF<sup>1</sup> and pages 23-24 of the [Strategic Housing and Economic Land Availability Assessment](#).

#### Indicator 6 - Number and proportion of dwellings completed on windfall sites.

Indicator	2022/23	2023/24
Proportion of dwellings completed on windfall sites (%)	12.4	9.1

- 2.8. This figure shows the percentage of dwellings completed in the monitoring period that were on small windfall sites (Indicator 5) as a proportion of the total completion figure (Indicator 4) for each monitoring year.

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<sup>1</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

**Indicator 7 - Number of social or affordable dwellings completed.**

Indicator	2022/23	2023/24
Number of social or affordable dwellings completed (net)	82	189

- 2.9. Affordable housing is defined in Annex 2 of the NPPF as housing for sale or rent for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). The definition includes housing for social rent, other affordable housing for rent, discounted market sales housing and other affordable routes to home ownership.

The net affordable completions figure for Tameside has been calculated using data on new build affordable dwelling completions and affordable dwellings completed through change of use that have been subject to the planning application approval process. The figure recorded in Indicator 7 above differs from the affordable housing completions figure identified within the Places for Everyone 2024 Annual Monitoring Report as this uses the affordable housing data published annually by the Ministry for Housing Communities and Local Government (MHCLG). To note the MHCLG data includes the gross number of new-build property and private sector property that has been purchased for use as an affordable home, but does not take account of losses, such as [demolitions or sales](#).

**Indicator 8 - Number of dwellings cleared, including tenure and occupancy.**

Indicator	2022/23	2023/24
Number of dwellings cleared	63	2

- 2.10. The number of dwellings cleared is given as the number of dwellings that have been demolished; the figure does not include dwellings lost through conversion or change of use. Further information on losses of dwellings in Tameside as a result of demolition, change of use and/ or conversion is set out in the government annual Housing Flow Reconciliation Return.

**Indicator 9 - Remaining supply of land for housing development.**

Indicator	2022/23	2023/24
Remaining supply of housing land	6362	8299

- 2.11. The remaining supply of housing land is provided as the number of net additional dwellings projected for the 15-year period beyond the monitoring period. At the end of the 2023/24 monitoring period the potential supply between 1 April 2024 to 31 March 2039 was calculated to be 8299 net additional dwellings. For further information see [Strategic Housing and Economic Land Availability Assessment](#).

**Indicator 10 - Number of commercial premises in each town centre and vacancy ratio.**

Indicator	2023/24
Number of commercial premises - Ashton	207
Number of commercial premises - Denton	120
Number of commercial premises - Droylsden	68
Number of commercial premises - Hyde	139
Number of commercial premises - Mossley	33
Number of commercial premises - Stalybridge	88
Number of vacant commercial premises - Ashton	40
Number of vacant commercial premises - Denton	12
Number of vacant commercial premises - Droylsden	25
Number of vacant commercial premises - Hyde	19
Number of vacant commercial premises - Mossley	5
Number of vacant commercial premises - Stalybridge	27
Vacancy ratio – Ashton	19.3%
Vacancy ratio – Denton	10%
Vacancy ratio – Droylsden	36.8%
Vacancy ratio – Hyde	13.7%
Vacancy ratio – Mossley	15.2%
Vacancy ratio – Stalybridge	30.7%

- 2.12. Commercial uses are categorised as those within the following E use class subclass:

- E(a) Display or retail sale of goods, other than hot food
- E(b) Sale of food and drink for consumption (mostly) on the premises
- E(c) Provision of:
  - E(c)(i) Financial services
  - E(c)(ii) Professional services (other than health or medical services)

- E(c)(iii) Other appropriate services in a commercial, business or service locality.

Data is only available for the 2023/24 monitoring period and has been compiled via officer site surveys and GIS data. The data above is given as the number of commercial premises and vacant commercial premises within the Primary Shopping Area of each town, as recommended and defined in the [2018 Retail and Leisure Study](#) (TLRS).

- 2.13. The emerging district centre of Hattersley was not considered as part of this monitoring as it is not yet formerly designated as a centre. The replacement district centre is defined in figure 7.12 of the 2018 TRLS as likely to be focused around Stockport Road (A560) North and South of Ashworth Lane and will include Tesco Extra supermarket, Hattersley Library, the Hattersley Hub and land South of Ashworth Lane, which has planning permission for a discount superstore and trading counters. The former Hattersley town centre location defined on the UDP proposals map has been redeveloped for residential development.

**Indicator 11 - New retail and leisure floorspace completed in-centre, edge-of-centre and out-of-centre.**

- 2.14. It is intended that a review of the borough’s new retail and leisure floorspace will be undertaken for the 2024/25 monitoring year.

**Indicator 12 - Net change in protected greenspace.**

<b>Indicator</b>	<b>2022/23</b>	<b>2023/24</b>
Protected greenspace (hectares)	1047.5	1042.6

- 2.15. The figure for protected greenspace includes land designated as Protected Greenspace in the UDP (Policy OL4). The change in area protected since the last monitoring period can be attributed to more accurate GIS measuring techniques.

**Indicator 13 - Net change in buildings protected for heritage value and in number of buildings at risk.**

<b>Indicator</b>	<b>2022/23</b>	<b>2023/24</b>
Number of listings	331	331
Number of buildings protected	461	461
Number of buildings at risk	11 Listings at risk, this includes 1 conservation area	11 Listings at risk, this includes 1 conservation area

- 2.16. The 'number of listings' above excludes Scheduled Ancient Monuments. List entries sometimes contain multiple buildings and/or structures, therefore the 'number of buildings protected' has been estimated based on individual listing descriptions and officers' professional judgement. The number of buildings at risk is reported as the number of listings identified in the Historic England Heritage at Risk Register; list entries may contain multiple buildings.

**Indicator 14 - Net change in sites protected for nature conservation value.**

<b>Indicator</b>	<b>2022/23</b>	<b>2023/24</b>
Number of Local Nature Reserves	11	11
Number of SBI	56	56
Area covered by SBI (hectares)	1444.4	1444.4
Number of SSSI	3	3
Area covered by SSSI (hectares)	122.1	122.1
Area covered by SAC/SPA (hectares)	105.98	105.98

- 2.17. The above indicators include sites protected at a local level comprising local nature reserves and Sites of Biological Importance (SBI); at a national level comprising Sites of Special Scientific Interest (SSSI); and at an international level comprising Special Areas of Conservation and Special Protection Areas (SAC/SPA). The number and area of SBI for both of the monitoring periods above is taken as of the 2021 review data, which is the most up to data available, provided to the council in 2024. As data is updated this will retrospectively be applied and reported.

**Indicator 15 - Net change in protected trees and woodland.**

<b>Indicator</b>	<b>2022/23</b>	<b>2023/24</b>
Number of TPO Trees	2340	2340
Number of TPO Woodlands	689	689
Area covered by TPO Woodlands (hectares)	265.51	265.51
Ancient Woodland (hectares)	124	124

- 2.18. The above figures include trees and woodlands protected by a Tree Preservation Order (TPO) as well as Ancient Woodlands. The council is in the process of updating the TPO dataset as part of its commitment to the Open Digital Planning<sup>2</sup> review.

**Indicator 16 - Net change in area of derelict land.**

- 2.19. It is intended that a comprehensive review of the borough's derelict land will be undertaken for the 2024/25 monitoring year, reviewing the brownfield elements of the Strategic Housing and Economic Land Availability Assessment alongside historical National Land Use Database (NLUD) entries to determine and set a framework to be taken forward.

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<sup>2</sup> <https://opendigitalplanning.org/>