GMCA GREATER MANCHESTER COMBINED AUTHORITY

Places for Everyone

Annual Monitoring Report

December 2024

Contents

1. Introduction

Context

1.1 The Places for Everyone (PfE) Joint Development Plan 2022 - 2039 is the strategic spatial plan for nine Greater Manchester local authorities (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan), and as such sets out a collective planning policy framework across the nine PfE local authorities. The PfE was adopted with effect from 21 March 2024.

1.2 The PfE Plan1 forms the Part 1 Plan of the Development Plan for each of the nine PfE local authorities and is used to assess individual planning applications. Local plans need to be consistent with the PfE and neighbourhood plans need to be in general conformity with the plan's strategic policies. The PfE Plan provides an appropriate strategic policy framework for local plans to be produced in the nine PfE local authorities.

Purpose of this report

1.3 Monitoring is a key component of any development plan document and therefore is key to the success of the PfE. As such, to be effective, plans need to be kept up-to-date and monitored. This report is therefore part of this process in regularly monitoring performance to assess whether the strategic objectives and policies in the PfE are being achieved and remain relevant, or whether they need to be updated.

1 **greatermanchester-ca.gov.uk/media/9578/places-for-everyone-joint-development-plan-document.pdf**

1.4 The monitoring framework for the PfE is set out in Tables 12.1 to 12.7 of the PfE. This report assesses the performance of the PfE against the indicators and policy outcomes in the monitoring framework. A copy of the PfE Monitoring Framework is in Appendix A.

Report format

1.5 The monitoring report follows the structure of the PfE Monitoring Framework, as such the policy outcomes and indicators for each chapter of the PfE are reported on in turn:

- Sustainable and Resilient Places
- Places for Jobs
- Places for Homes
- Greener Places
- Places for People
- Connected Places
- Delivering the Plan

Strategic Environmental Assessment

1.6 This report also monitors significant environment effects of implementing the PfE, as required by the Strategic Environmental Assessment (SEA) Regulations. The purpose of this is to identify any unforeseen adverse environmental effects at an early stage so that appropriate remedial action can be taken. The significant environmental effects of the PfE are embedded into the policy outcomes and objectives of the PfE monitoring framework. The PfE Integrated Assessment Adoption Statement, available

on the GMCA website2, illustrates that the PfE Integrated Assessment Framework objectives, which incorporate the significant environmental effects of the PfE, link across to and are covered by the PfE monitoring framework.

Geographical area

1.7 The PfE indicators are monitored across four geographic areas: the full PfE area; at the district level; at the PfE strategy area level; and PfE allocation level. The PfE Monitoring Framework indicates the level the indicators are monitored at with many being reported across multiple levels. The PfE strategy areas are the Core Growth Area (JP-Strat1), the Inner Areas (JP-Strat5), the Northern Areas (JP-Strat6) and the Southern areas (JP-Strat9). Until such time that the detailed boundaries of these spatial strategy areas are established in district local plans, the monitoring report illustrates the geographical boundaries to which the data refers[3]. The allocations will be monitored by PfE districts but where a PfE indicator forms part of this monitoring it is noted in the 'Allocation' column of monitoring framework.

Further monitoring

1.8 Whilst this report looks in detail at specific indicators in the PfE monitoring framework, it should be noted that the GMCA also carries out extensive further research and monitoring in a number of related areas. This includes the GMCA Research dashboards including the Housing Market Monitor dashboard and the Strategic Housing Market Assessment. This all sits

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[2] **Adoption - Greater Manchester Combined Authority (greatermanchester-ca.gov.uk)**

[3] These spatial areas are in line with those agreed in Salford City Council's Draft Local Plan: Core Strategy and Allocations 2024

under the umbrella of the Greater Manchester Strategy for which there is also extensive evidence and monitoring[4].

1.9 For reference, whilst not directly related to a PfE monitoring indicator the 2024 Land Supply tables are provided in Appendix B

Timescales

1.10 This is the first Monitoring Report of the PfE. It establishes the baseline at the point of adoption of the PfE in March 2024. Nevertheless, where possible, indicators have been reported on from the start of the PfE plan period in 2022.

[4] **https://www.greatermanchester-ca.gov.uk/what-we-do/research**

2. Summary of key findings

2.1 This section summarises some of the key messages from this monitoring report

Brownfield Land

2.2 In 2023-24, 8,421 new residential units were built on brownfield land in the PfE area, 83% of all completions during this financial year. The percentage split by Spatial Strategy Areas was at least 90% in both the Inner (90%) and Core (96%) Areas.

2.3 253,401 sqm of employment floorspace was built on brownfield land in the PfE area, 82% of all employment floorspace delivered in 2023-24.

2.4 At least 88% of new employment sites were built on brownfield land in each Spatial Strategy Area in 2023-24. This rose to 100% of sites in both the Inner and Core Growth Areas. The percentage of gross employment floorspace delivered in each Spatial Strategy Area in 2023-24 was at least 99% in all areas apart from the Northern Area, where just over half of new employment floorspace was delivered on brownfield land.

Housing completions

2.5 There were 10,050 net housing completions in the PfE area in 2023/24, which is 987 net completions higher than the 2022-2025 PfE phased delivery of 9,063.

2.6 2,414 new build affordable housing completions were delivered across the PfE area in 2023-24. 603 of which were in Manchester and 424 in Wigan.

2.7 The majority of housing completions in 2023/24 were built in the Northern Spatial Strategy Area (39%), closely followed by the Core Growth Area (38%).

Office completions

2.8 In 2023-24, over 129,800 sqm of office floorspace was delivered in the PfE area. The majority of this floorspace was delivered in the Core Growth Spatial Strategy Area (106,913 sqm)

Industry and warehousing completions

2.9 Over 178,900 sqm of industrial and warehousing floorspace was delivered in the PfE area in 2023-24. The majority of this floorspace was delivered in the Northern Spatial Strategy Area (96,786 sqm)

Greener Places

2.10 As of June 2024, there was almost 13,900 hectares of accessible Green Infrastructure in the PfE Area. Most of this was located in the Northern Spatial Strategy Area (11,889 ha) and the least in the Core Growth Spatial Strategy Area (68 ha).

Flood Risk

2.11 In 2022/23, 38 developments were referred to the Environment Agency (EA) after flood risk objections and 2 sites had permission granted against EA advice. The following year (2023/24) 30 sites across the PfE area were referred for the EA for advice and no sites went granted permission against this advice.

Town centres

2.12 In 2023-24, 8.9% (401) of housing completions were delivered in main town centres across the PfE area. 36% of Rochdale's completions were in their main town centre, this was 24% for Bury's main town centre.

Accessibility

2.13 77% (7,792) of all housing completions were delivered within 800m of Good Public Transport Accessibility in the PfE area in 2023/24

2.14 In terms of the Spatial Strategy Areas, 100% (3,878 units) of housing completions were within 800m of Good Public Transport Accessibility in the Core Growth Area and 47% in the Northern Area.

2.15 In 2023-24, 72% of all new employment floorspace was delivered within 800m of Good Public Transport Accessibility in the PfE area. 100% (158,675 sqm) of new employment floorspace was within 800m of Good Public Transport Accessibility in the Core Growth Area.

3. Sustainable and Resilient Places

Policy Outcome:

Reduced Carbon emissions from new development

Indicator: % of net additional residential development completed with an Energy Performance Certificate rating of A and B

3.1 Without any mitigation, new development is estimated to result in around a 3% increase in energy demand. Clean growth is essential to meet future emission targets and to avoid costly retrofit programmes at a later date.

3.2 The Energy Performance Certificate (EPC) rating system measures a property's energy efficiency from A to G, with A being the most efficient and G being the least.

3.3 In 2022 there were 9,396 EPC certificates lodged for net additional residential development and 6,940 of these were completed with an EPC rating of A and B in the Places for Everyone area, representing 74% of all new developments that were given an EPC certificate.

3.4 In 2023 there were 9,639 EPC certificates lodged for net additional residential development and 6,940 of these were completed with an EPC rating of A and B in the Places for Everyone area, representing 83% of all new developments that were given an EPC certificate.

3.5 Taking the totals for both 2022 and 2023, over three quarters (78.5%) of new build homes in the Places for Everyone area were completed with an EPC rating of A and B.

Table 3.1: % of net additional residential development completed with an Energy Performance Certificate rating of A and B (2022 – 2023)

	Total Certificates EPC A-G		No. of EPC A and B Certificates		% of EPC A and B Certificates	
Area	2022	2023	2022	2023	2022	2023
Bolton	827	664	598	561	72.3	84.5
Bury	288	238	220	188	76.4	79.0
Manchester	1,888	2,448	1,266	1,980	67.1	80.9
Oldham	432	379	347	342	80.3	90.2
Rochdale	580	863	527	768	90.9	89.0
Salford	2,494	2,195	1,685	1,856	67.6	84.6
Tameside	631	593	490	501	77.7	84.5
Trafford	876	1,119	514	814	58.7	72.7
Wigan	1,380	1,140	1,293	983	93.7	86.2
PfE Area	9,396	9,639	6,940	7,993	73.9	82.9
England and Wales	261,337	238,929	221,949	202,268	84.9	84.7

Source: Ministry of Housing, Communities and Local Government and Departments for Levelling Up, Housing and Communities **Live tables on Energy Performance of Buildings Certificates - GOV.UK (www.gov.uk)**

Policy Outcome: Maximise the use of suitable previously developed (brownfield) land for development

Indicator: % of residential development on brownfield land

3.6 Any new residential development should be prioritised in areas that maximise the use of brownfield (previously developed) land.

3.7 In 2023-24, 8,421 new residential units were built on brownfield land in the Places for Everyone area, signifying around 83% of all new residential development during that period. In terms of the number of residential sites delivered on brownfield land during this time (420), this percentage was to 76% in the Places for Everyone area.

3.8 In the Core Growth, Inner, Northern and Southern Spatial Strategy Areas, at least 70% of new residential sites in each area was built on brownfield land in 2023-24. This percentage was at least 90% in both the Inner (90.0%) and Core Areas (96.4%). The percentages of the number of residential units delivered on brownfield land in the Spatial Strategy Areas during this time ranged from 60% in the Southern Area and up to 99% in the Core Growth Area.

Table 3.2: % of Residential Development on Brownfield Land 2023/24: selected areas

	Number of Residential Development on Brownfield Land 2023/24 - Units		Number of Residential Development on Brownfield Land 2023/24 - Sites	
Area	Number	%	Number	%
Bolton	310	52.6	41	77.4
Bury	237	93.4	43	87.5
Manchester	2,908	96.7	84	88.4
Oldham	232	55.2	44	66.7

Rochdale	524	76.8	15	62.5
Salford	2,436	92.3	50	84.7
Tameside	533	83.7	43	74.1
Trafford	670	82.5	44	75.9
Wigan	571	49.8	56	60.9
PfE area	8,421	82.7	420	75.8

Source: GMCA via Local Authority Schemas

Table 3.3: % of Residential Development on Brownfield Land 2023/24: selected areas

	Number of Residential Development on Brownfield Land 2023/24 - Units		Number of Residential Development on Brownfield Land 2023/24 - Sites	
Area	Number	%	Number	%
Core Growth	3,854	99.4	27	96.4
Inner	1,804	97.7	72	90.0
Northern	2,468	62.1	265	70.7
Southern	295	59.6	59	77.6

Source: GMCA via Local Authority Schemas

Indicator: % of gross employment development on brownfield land

3.9 Any new employment development should be prioritised in areas that maximise the use of brownfield (previously developed) land.

3.10 In 2023-24, 253,401 sqm of employment floorspace was built on brownfield land in the Places for Everyone area, representing around 82% of all employment floorspace delivered in that period. In terms of the number of

employment sites delivered on brownfield land (100), this percentage increased to 93% in the Places for Everyone area.

3.11 In the Core Growth, Inner, Northern and Southern Spatial Strategy Areas, at least 88% of new employment sites in each area was built on brownfield land in 2023-24. This rose to 100% of sites in both the Inner and Core Growth Areas.

3.12 The percentage of gross employment floorspace delivered in each Spatial Strategy Area in 2023-24 was at least 99% in all Areas apart from the Northern Area, where 51% of new employment floorspace was delivered on brownfield land.

Table 3.4: % of Employment Development on Brownfield Land 2023/24: selected areas

	Amount of Employment Development on Brownfield Land 2023/24 - Sites		Amount of Employment Development on Brownfield Land 2023/24 – Floorspace (sqm)	
Area	Number	%	Number	%
Bolton	15	100.0	15,956	100.0
Bury	4	100.0	380	100.0
Manchester	23	95.8	67,488	99.5
Oldham	6	66.7	8,528	30.6
Rochdale	2	50.0	281	0.9
Salford	7	100.0	59,115	100.0
Tameside	7	100.0	1,224	100.0
Trafford	21	100.0	86,627	100.0
Wigan	15	88.2	13,802	79.9
PfE area	100	92.6	253,401	82.1

Source: GMCA via Local Authority Schemas

Table 3.5: % of Employment Development on Brownfield Land 2023/24: selected areas

Area	Amount of Employment Development on Brownfield Land 2023/24 - Sites		Amount of Employment Development on Brownfield Land 2023/24 – Floorspace (sqm)	
	Number	%	Number	%
Core Growth	22	100.0	158,675	100.0
Inner	5	100.0	1,503	100.0
Northern	52	88.1	56,284	50.6
Southern	21	95.5	36,939	99.0

Source: GMCA via Local Authority Schemas

Policy Outcome: No new homes and employment premises at risk of flooding

Indicator: No. of planning permissions approved against EA advice

3.13 The data below shows flood risk objections to planning applications for development that were referred to the Environment Agency (EA) in 2021/22, 2022/23 and 2023/24. In the PfE area in 2021/22, 24 developments (residential/employment and mixed) were referred to the EA, but no permissions were granted which went against their advice.

3.14 In 2022/23, 38 developments were referred to the EA and 2 sites had permission granted against EA advice. One in Bolton (a mixed-use site) and one in Trafford (categorised as Other). The following year (2023/24) 30 sites across the PfE area were referred for the EA for advice and no sites went against this advice.

Table 3.6: No. of planning permissions approved against Environment Agency (EA) advice

Local Authority	2021/22		2022/23		2023/24	
	EA advice followed	Permission granted against EA advice	EA advice followed	Permission granted against EA advice	E A advice followed	Permission granted against EA advice
Bolton	2	0	7	1	8	0
Bury	4	0	3	0	3	0
Manchester	1	0	11	0	9	0
Oldham	1	0	2	0	2	0

Rochdale	4	0	4	0	0	0
Salford	6	0	3	0	0	0
Tameside	2	0	0	0	0	0
Trafford	0	0	4	1	0	0
Wigan	4	0	4	0	8	0
PfE Total	24	0	38	2	30	0

Source: Environment Agency

https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk

Policy Outcome: Improve air quality

Indicator: Exceedance of the legal level of NO2 (as an Annual Mean) in local AQMA and Clean Air Plan Monitoring

3.15 Monitoring NO2 for the Greater Manchester Clean Air Plan (GM CAP)5 uses diffusion tubes at sites where “target determination”6 modelling predicted illegally high levels of NO2 for 2022. Three new continuous automatic air quality monitoring stations were installed in 2022 at the last key points of exceedance in Greater Manchester. The GM CAP monitoring campaign was expanded further in 2022 to cover all modelled road links in exceedance, aiming to site three monitoring sites along each road link. Results that can be compared with the annual average standard, following a review of data capture and siting criteria, at 385 locations in the PfE area as below.

Table 3.7: Number of PfE CAP Monitoring Sites

Local Authority	Number of Monitoring Sites				
	2018	2019	2020	2021	2022
Bolton	5	14	14	14	32
Bury	5	16	16	16	36
Manchester	20	91	91	91	160

5 **Greater Manchester Clean Air Plan | Clean Air Greater Manchester (cleanairgm.com)**

6 The government’s Joint Air Quality Unit undertook a process called ‘target determination’, which involves comparing the outputs of the local and national modelling, verifying the local modelling methodology and then agreeing the forecast concentration assessment to be compared to the limit value for each exceedance. The outcome of this is an agreement of the NO2 problem Greater Manchester must resolve (“target determination”) and the basis for the Greater Manchester Clean Air Plan.

Oldham	0	9	9	9	19
Rochdale	0	12	12	12	15
Salford	5	27	27	27	60
Tameside	5	14	14	14	32
Trafford	5	14	14	14	18
Wigan	0	6	6	6	13
PfE Total	45	203	203	203	385

Source: **2022 Air Quality Annual Status Report (GMCA)**

3.16 Of these locations CAP air quality monitoring data showed 87 locations where exceedances of the nitrogen dioxide annual mean limit value, with a further 98 locations considered to be at risk of exceeding the limit.

Table 3.8: Number of PfE CAP Exceedances

Local Authority	Number of Exceedances (>40.4µg/m3)				
	2018	2019	2020	2021	2022
Bolton	1	4	1	2	4
Bury	2	10	0	2	6
Manchester	14	65	8	25	49
Oldham	0	5	0	1	5
Rochdale	0	4	1	1	1
Salford	1	16	0	7	13
Tameside	4	6	4	4	8

Trafford	1	3	0	0	0
Wigan	0	1	0	0	1
PfE Total	29	114	14	42	87

Source: **2022 Air Quality Annual Status Report (GMCA)**

Table 3.9: Number of CAP sites at Risk of Exceedance

Local Authority	Number of sites at Risk of Exceedances (>35 < 40.4 µg/m3)				
	2018	2019	2020	2021	2022
Bolton	3	2	3	3	4
Bury	3	2	3	4	10
Manchester	1	6	22	18	49
Oldham	0	1	4	4	5
Rochdale	0	3	0	2	4
Salford	0	0	6	7	15
Tameside	1	3	1	1	8
Trafford	3	7	1	1	1
Wigan	0	1	0	0	2
PfE Total	11	25	40	40	98

Source: **2022 Air Quality Annual Status Report (GMCA)**

3.17 Most exceedances and risk of exceedance are in Manchester and Salford. The CAP monitoring data indicates that air pollution has increased compared with 2021 but is below levels recorded pre-pandemic in 2019.

Analysis of the factors influencing pollution emissions and air quality indicate that the concentrations have been affected by:

- An increase in car traffic compared with 2021, and associated congestion although traffic is still below 2019
- Weather conditions have been less favourable in 2022 compared with 2021, reducing dispersion of pollutants
- Bus fleet emissions of retrofitted vehicles may not be performing as well as expected

3.18 It should also be noted that lockdown restrictions during 2020 and 2021 due to the Covid-19 pandemic led to reduced vehicle traffic and associated emissions, and lower concentrations of air pollution.

4. Places for Jobs

Policy Outcome: Improve productivity

Indicator: % increase in GVA per job

4.1 Increasing productivity will contribute to a thriving, inclusive and productive economy in the Places for Everyone area. Gross Value Added (GVA) per job can be used as a measure of productivity, calculated by taking the value of goods and services produced in an area, minus the cost of the inputs used to produce them. This can indicate how well an area uses its resources to generate economic growth.

4.2 The total GVA per job increased by 3.4% in the Places for Everyone area from 2020 - 2021, with three of the four PfE Spatial Strategy Areas experiencing a percentage increase in GVA per jobs during this time. For example, Core Growth saw the largest increase of 8.5% between 2020 - 2021. The Southern Area saw a decrease of -8.1% in GVA per full job during this time, the only area to experience a decrease.

Table 4.1: % increase in GVA per job full, 2020 – 2021 in PfE Area

Spatial Strategy Areas	*Total GVA (£) Thousand per job, 2020*	*Total GVA (£) Thousand per job, 2021*	*GVA per job % Change 2020 to 2021*
Core	63,586	68,970	8.5
Inner	54,450	58,740	7.9
Northern	49,144	50,571	2.9
Southern	60,970	56,010	-8.1
PfE Area	54,721	56,554	3.4

Source: Authors calculations using Table 1: Lower-layer Super Output Areas (LSOA, England and Wales) Total GVA, pounds million and the Business Register and Employment Survey

Area	*Total GVA (£) Thousand per job, 2020*	*Total GVA (£) Thousand per job, 2021*	*GVA per job % Change 2020 to 2021*
Bolton	50,059	51,949	3.8
Bury	49,801	50,844	2.1
Manchester	58,738	62,735	6.8
Oldham	48,098	47,918	-0.4
Rochdale	47,869	50,407	5.3
Salford	59,810	59,840	0.0
Tameside	47,830	48,263	0.9
Trafford	58,974	57,784	-2.0
Wigan	48,881	51,544	5.4
PfE Area	54,721	56,554	3.4

Source: Authors calculations using Table 1: Lower-layer Super Output Areas (LSOA, England and Wales) Total GVA, pounds million and the Business Register and Employment Survey

Policy Outcome: Increased number of jobs

Proportion of our residents (working age) in employment

4.3 Increasing the number of jobs in the Plan area can also help contribute towards a thriving economy.

4.4 The percentage of working age residents remained at just over 71% between 2021 to 2023 in the PfE area.

4.5 The proportion of working age residents in employment decreased by 0.2% between 2022 to 2023 in the PfE area. However, 5 of the 9 districts in the PfE area saw an increase in the proportion of working age residents in employment during this period.

Table 4.2: Proportion of our residents (working age) in employment

Area	*2021*		*2022*		*2023*	
	Count	*%*	*Count*	*%*	*Count*	*%*
Bolton	120,400	68.5	122,000	69.3	116,300	65.6
Bury	86,600	75	91,800	79.3	84,600	73.2
Manchester	270,300	69.1	267,000	67.8	281,400	71.4
Oldham	92,600	64.7	107,200	73.7	111,900	76.4
Rochdale	87,000	65.7	89,900	67.2	93,600	69.9
Salford	120,100	72.4	117,100	69.7	119,700	71.3
Tameside	104,700	74.5	104,800	75.6	102,200	73.2
Trafford	111,400	76.1	107,800	73.7	111,500	75
Wigan	155,600	77.1	151,800	76	140,400	70
PfE Area	1,148,600	71.2	1,159,400	71.7	1,161,600	71.5

Source: GMCA via the Business Register and Employment Survey via Nomis

Policy Outcome: Improve access to jobs

Indicator: Number of local labour agreements

4.6 The data this indicator was optional for districts to collect to report into this year's monitoring report, nevertheless it will be required for next year's monitoring report for 2024/25.

Policy Outcome: Increase office floorspace by 2 million sqm by 2039

Indicator: Increase in office floorspace (gross)

4.7 Development of office floorspace will work towards increasing office floorspace by 2 million sqm by 2039 in the PfE area.

4.8 In 2023-24, over 129,800 sqm of office floorspace was delivered in the PfE area. The majority of this floorspace was delivered in the Core Growth Spatial Strategy Area (106,913 sqm), the least was delivered in the Inner Spatial Strategy Area (60 sqm).

Table 4.3: Gross Office Floorspace 2023/24: selected areas

Area	Gross Office Floorspace 2023/24 Sqm
Bolton	402
Bury	214
Manchester	64,277
Oldham	12,205
Rochdale	0
Salford	43,105
Tameside	275

Trafford	8,309
Wigan	1,050
PfE area	129,837

Source: GMCA via Local Authority Schemas

Table 4.4: Gross Office Floorspace 2023/24: selected areas

Area	Gross Office Floorspace 2023/24 Sqm
Core Growth	106,913
Inner	60
Northern	14,483
Southern	8,382

Source: GMCA via Local Authority Schemas

Policy Outcome: Increase in industry and warehousing floorspace by 3.5 million sqm by 2039 (gross)

Indicator: Increase in industry and warehousing floorspace (gross)

4.9 Delivering industrial and warehousing floorspace will work towards increasing this floorspace by 3.5 million sqm by 2039.

4.10 In 2023-24, over 178,900 sqm of industrial and warehousing floorspace was delivered in the PfE area. The majority of this floorspace was delivered in the Northern Spatial Strategy Area (96,786 sqm), the least was delivered in the Inner Spatial Strategy Area (1,443 sqm).

Table 4.5: Gross Industry and Warehousing Floorspace 2023/24: selected areas

Area	Gross Industry and Warehousing Floorspace 2023/24 Sqm
Bolton	15,554
Bury	166
Manchester	3,584
Oldham	15,642
Rochdale	32,466
Salford	16,010
Tameside	949
Trafford	78,318
Wigan	16,233
PfE area	178,921

Source: GMCA via Local Authority Schemas

Table 4.6: Gross Industry and Warehousing Floorspace 2023/24: selected areas

Area	Gross Industry and Warehousing Floorspace 2023/24 Sqm
Core Growth	51,763
Inner	1,443
Northern	96,786
Southern	28,930

Source: GMCA via Local Authority Schemas

Policy Outcome: Secure main town centres as local economic drivers

Indicator: No. of residential units (net) delivered in main town centres

4.11 Delivering residential units in main town centres will increase the potential of securing main town centres as local economic drivers.

4.12 In 2023-24, 8.9% (401) of all net* housing completions were delivered in a main town centre in the PfE area. Rochdale's main town centre saw 242 housing completions during this period, representing over 36% of all residential completions. Bury's main town centre had 58 residential completions in 2023-24, 24% of all housing completions in this Local Authority.

Table 4.7: Residential Units Delivered in Main Town Centres

Town Centre	District	*Net Housing Completions 2023/24 in Main Town Centres Number	Net Housing Completions 2023/24 in Main Town Centres %
Altrincham	Trafford	8	1.0
Ashton-under-Lyne	Tameside	26	4.1
Bolton	Bolton	46	7.8
Bury	Bury	58	23.8
Oldham	Oldham	9	2.1
Rochdale	Rochdale	242	35.5
Wigan	Wigan	12	1.0
Main Town Centres in PfE Total		401	8.9

Source: GMCA via Local Authority Schemas. * Some figures include Gross rather than Net housing completions. This table also includes communal establishments in line with the Housing Delivery Test calculation.

Indicator: GVA in and within 800m of the main town centres

4.13 Main town centres play a key role as local economic drivers, providing the primary focus for office, retail, leisure and cultural activity for their surrounding areas. Securing increased GVA in and within the main town centres is one way to achieve this. Anecdotally the data may have been lower in 2020 than in 2021 due to COVID-19 restrictions.

4.14 Between 2020 and 2021, the total GVA increased in and within 800m of all main town centres in the PfE area: in total, GVA increased by just over 9% during this time, going from £7.07 million in 2020 to £7.72 million in 2021.

4.15 For example, Altrincham's Town Centre's GVA increased by 11.6% between 2020-2021 and Rochdale's rose by 11.3% during the same period.

4.16 Please note, there are no main town centres situated in Manchester or Salford as these are classed as City Centres, hence no data is listed for these areas in the table below.

Table 4.8: GVA in and within 800m of the main town centres

Town Centre	*District*	*Total GVA (£) million 2020*	*Total GVA (£) million 2021*	*GVA % Change 2020 to 2021*
Altrincham	Trafford	1.22	1.36	11.6
Ashton-under-Lyme	Tameside	0.85	0.88	4.0
Bolton	Bolton	1.42	1.57	10.3
Bury	Bury	0.90	0.97	8.5
Oldham	Oldham	0.95	1.03	7.8
Rochdale	Rochdale	0.91	1.01	11.3

Wigan	Wigan	0.83	0.91	9.1
Total		7.07	7.72	9.2

Source: Authors calculations using **Table 1: Lower-layer Super Output Areas (LSOA, England and Wales) Total GVA, pounds million**

5. Places for Homes

Policy Outcome: Deliver net increase in new homes

Indicators: Deliver approximately 9,063 homes annually by 2025, 10,305 annually by 2030 and 10,719 annually by 2039

5.1 To deliver a net increase in the number of new homes across the plan period, there should be a phased delivery of approximately 9,063 homes annually by 2025, 10,305 annually by 2030 and 10,719 annually by 2039.

5.2 Net housing completions for the PfE area was 10,050 over the financial year 2023/24, which is 987 net completions higher than the 2022-2025 PfE phased delivery of 9,063.

Table 5.1: Net Housing Completions 2023/24: selected areas

Area	*Net Completions 2023/24 Number	2022-2025 PfE phase Number
Bolton	575	787
Bury	253	246
Manchester	2,962	3,533
Oldham	420	404
Rochdale	681	568
Salford	2,640	1,658
Tameside	632	236
Trafford	741	817
Wigan	1,146	814
PfE area	**10,050**	**9,063**

Source: GMCA via Local Authority Schemas. * This table includes communal establishments in line with the Housing Delivery Test calculation.

5.3 In terms of the percentage split of housing completions in the Spatial Strategy Areas, the majority in 2023/24 were concentrated in the Northern Spatial Strategy Area (39%), closely followed by the Core Growth Area (38%). The Southern Spatial Strategy Area delivered 5% of housing completions during this financial year 2023/24.

Table 5.2: Net Housing Completions 2023/24: selected areas

Area	**Net Housing Completions 2023/24* *Number*	*Distribution of all Net Housing Completions 2023/34* *%*
Core Growth	3,878	38
Inner	1,846	18
Northern	3,966	39
Southern	495	5

Source: GMCA via Local Authority Schemas. * Some figures include Gross rather than Net housing completions. This table also includes communal establishments in line with the Housing Delivery Test calculation

Policy Outcome: Maximise delivery of additional affordable homes

Indicator: No. of new affordable homes completed

5.4 To improve people's ability to access housing at a price they can afford, more affordable homes must be delivered across the PfE area.

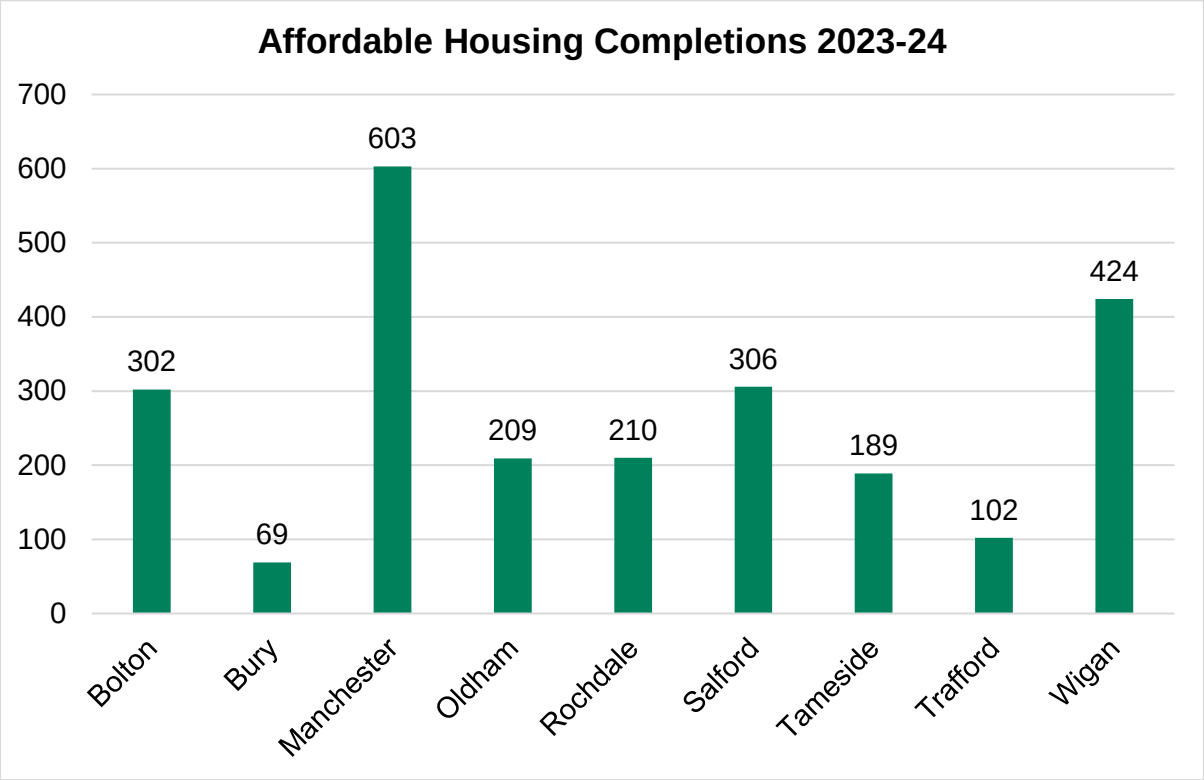
5.5 There were 2,414 new build affordable housing completions across the PfE area in 2023-24. 603 in Manchester and 424 in Wigan.

Table 5.3: New Affordable Housing Completions 2023/24: selected areas

Area	*New Affordable Housing Completions 2023/24*
Bolton	302
Bury	69
Manchester	603
Oldham	209
Rochdale	210
Salford	306
Tameside	189
Trafford	102
Wigan	424
PfE area	2,414

Source: ***DLUHC Affordable housing supply open data***

Figure 5.1: Affordable Housing Completions 2023-24



Source: ***DLUHC Affordable housing supply open data***

Policy Outcome: Increase the number of homes meeting National Described Space Standard (NDSS)

Indicator: % new homes meeting Nationally Described Space Standards (NDSS)

5.6 Indicator to be reported on in next year's monitoring report for 2024/25.

Policy Outcome: Increase the number of new homes meeting A&A standard

Indicator: % new homes meeting Accessible & Adaptable (A&A) standard

5.7 Indicator to be reported on in next year's monitoring report for 2024/25.

6. Greener Places

Policy Outcome: Enhance the green infrastructure network

Indictor: Gross area of new habitat created from the application of biodiversity net gain

6.1 Data for this indicator will start to be collected by the Greater Manchester Ecological Unit (GMEU) in 2025 and will be reported in next year's PfE Monitoring Report.

Indicator: Number, area and condition of sites of biological importance (SBI's)

6.2 Enhancing the green infrastructure network in the PfE area can be done by maintaining the sites of biological importance (SBI's) within them.

6.3 SBIs are selected mainly based on their ecological value (for example, if they represent a particularly good example of a habitat type or contain a large number of species or particularly rare species). The appeal of sites to people and the extent to which they enable people to learn about and appreciate nature can also contribute to sites being selected as sites of biological importance.

6.4 Depending on their condition and relative importance in their local context, SBIs are given one of three grades:

Grade A (county importance)

Grade B (district importance)

Grade C (more than local importance)

6.5 As can be seen in the table below for the PfE area almost 7,500 hectares (74%) of SBIs are of county importance and a total of just over 10,000 hectares over 466 sites are in the PfE area as a whole.

Table 6.1: Number, area and condition of SBIs

Area	*Grade A*		*Grade B*		*Grade C*		*Total Area of SBIs (ha)*	*Total Number of SBIs*
	Area of SBIs (ha)	*Number of SBIs*	*Area of SBIs (ha)*	*Number of SBIs*	*Area of SBIs (ha)*	*Number of SBIs*		
Bolton	810.69	19	355.09	29	94.87	20	1,260.65	68
Bury	782.92	20	105.62	18	31.54	12	920.08	50
Manchester	83.40	7	131.13	14	69.87	16	284.40	37
Oldham	891.71	9	138.30	16	42.21	13	1,072.22	38
Rochdale	2,262.56	15	157.42	14	80.76	15	2,500.74	44
Salford	258.45	6	194.27	13	69.77	13	522.49	32
Tameside	1,053.04	20	324.91	20	72.60	16	1,450.55	56
Trafford	203.10	11	125.87	14	109.72	23	438.69	48
Wigan	1,106.80	36	350.70	32	128.61	25	1,586.11	93
PfE	**7,452.67**	**143**	**1,883.31**	**170**	**699.95**	**153**	**10,035.93**	**466**

Source: Greater Manchester Ecology Unit via **gov.uk**

Policy Outcome: Increase tree planting

Indicator: Number of trees planted annually (metric to be determined with respect to tree planting programmes and on site delivery as a result of planning decisions where available)

6.5 Tree planting in the PfE area will help achieve the aims and objectives of the Greater Manchester Tree and Woodland Strategy.

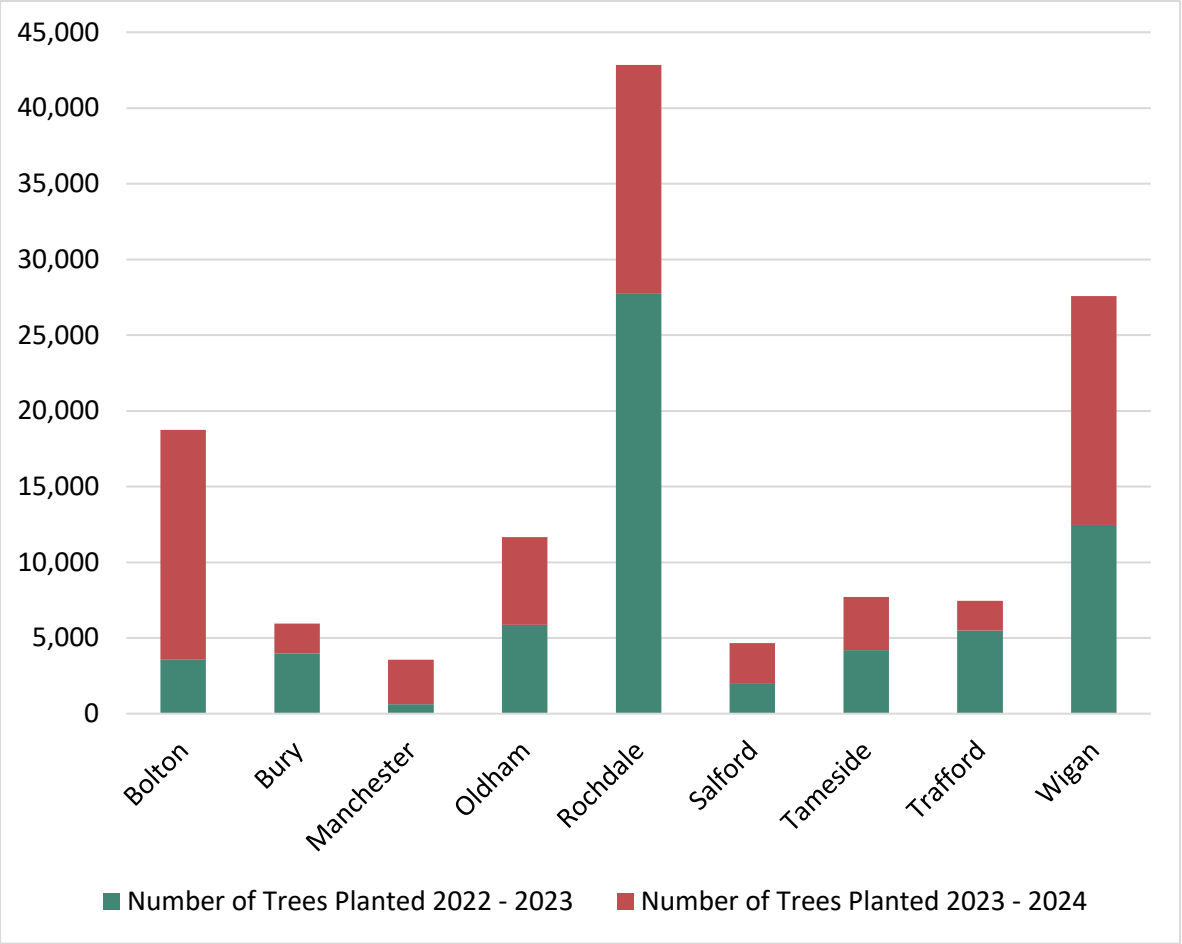
6.6 In 2022-23 there were nearly 66,000 trees planted in the PfE area in 2023-24, 64,000 trees which is total over the two years of over 130,000.

Table 6.2: Number of trees planted annually

Area	*Number of Trees Planted 2022 - 2023*	*Number of Trees Planted 2023 - 2024*	*Total Number of Trees Planted 2022 - 2024*
Bolton	3,556	15,176	18,732
Bury	3,991	1,958	5,949
Manchester	615	2,942	3,557
Oldham	5,875	5,795	11,670
Rochdale	27,734	15,118	42,852
Salford	2,028	2,629	4,657
Tameside	4,201	3,496	7,697
Trafford	5,490	1,958	7,448
Wigan	12,469	15,118	27,587
PfE Area	65,959	64,190	130,149

Source: City of Trees.

Figure 6.1: Number of trees planted annually



Source: City of Trees.

Policy Outcome: Increase access to green infrastructure

Indicator: Number of hectares of green infrastructure (metric will consider publicly accessible GI where information is available)

6.7 The amount of publicly accessibly green infrastructure in the PfE area will help to increase access to green infrastructure overall.

6.8 As of June 2024, there was nearly 13,900 hectares of publicly accessible green infrastructure in the PfE Area. Most of this was found in the Northern Spatial Strategy Area (11,889 ha), the least was in the Core Growth Area (68 ha).

Table 6.3: Amount of publicly accessible green infrastructure in PfE districts

Area	*Publicly Accessible GI (ha)*
Bolton	1,734
Bury	862
Manchester	1,324
Oldham	1,431
Rochdale	3,810
Salford	637
Tameside	1,983
Trafford	406
Wigan	1,701
PfE Area	13,888

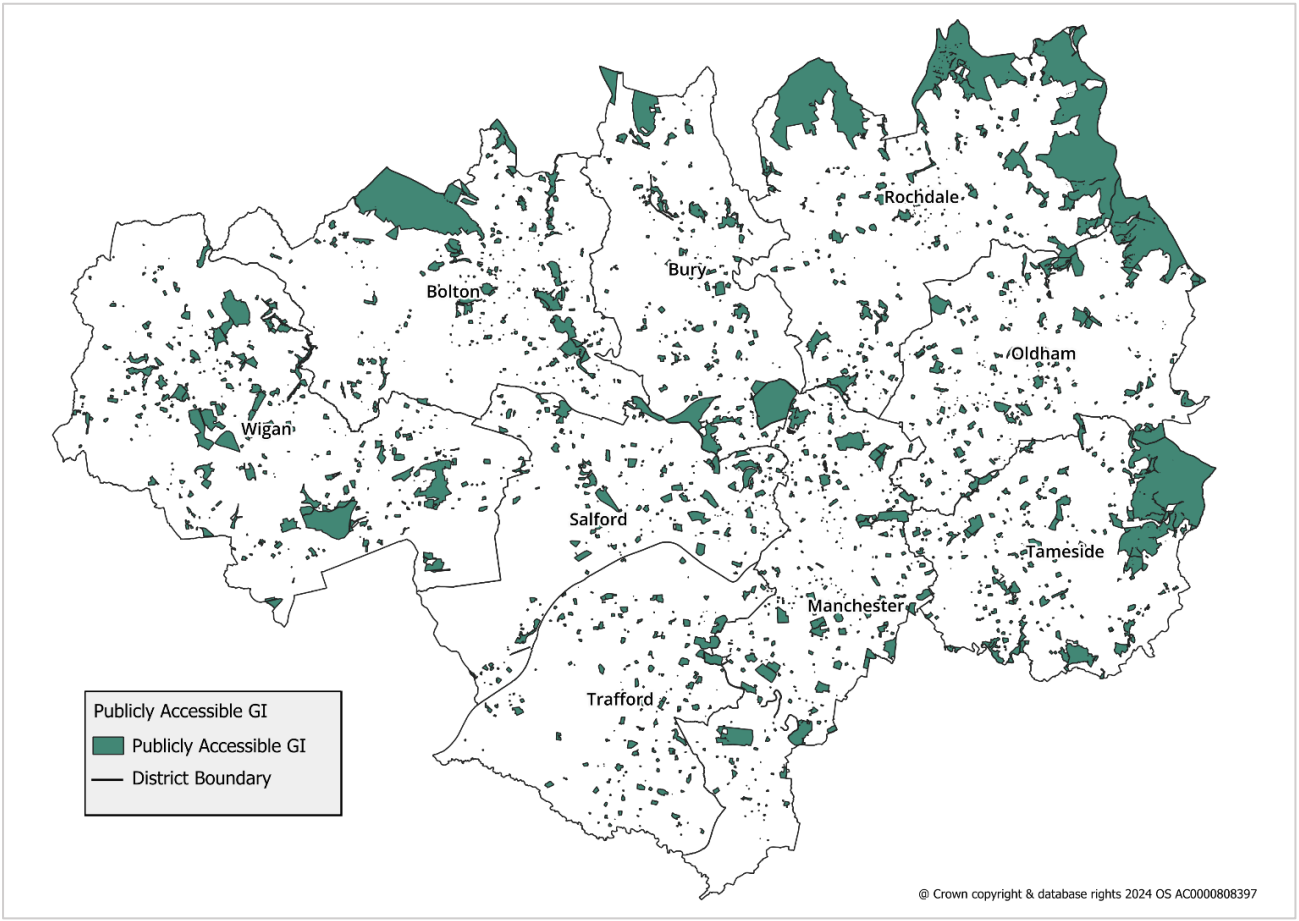
Source: Authors calculations using **Natural England, Green and Blue Infrastructure (England), June 2024**

Table 6.4: Amount of publicly accessible green infrastructure in the PfE strategy areas

Area	*Publicly Accessible GI (ha)*
Core	68
Inner	1,165
Northern	11,889
Southern	770

Source: Authors calculations using **Natural England, Green and Blue Infrastructure (England)**

Figure 6.2: Map of publicly accessible green infrastructure in the PfE area



Source: Authors calculations using **Natural England, Green and Blue Infrastructure (England)**

7. Places for People

Policy Outcome: Conserve, sustain and enhance our historic environment and heritage assets

Indicator: Increase % of buildings on the "at risk register" with a strategy for their repair and re-use

7.1 The data this indicator was optional for districts to collect to report into this year's monitoring report, nevertheless it will be required for next year's monitoring report for 2024/25.

Policy Outcome: Provision of additional school places to support new development

Indicator: Numbers of school places (Annual School Capacity survey) *Consideration of 'headroom' statistics where available.

7.2 Infrastructure provision will support the growth and continued capacity of the PfE area, including a proportionate amount of school places.

7.3 The percent of unfilled school places in the Places for Everyone area decreased by 0.6% from 2021-22 to 2022-23.

7.4 At a district level, all districts experienced a reduction in the percentage of unfilled school places, except for Bury (+0.4%), Oldham (+1.8%) and Trafford (+0.3%).

Table 7.1: Numbers of school places

Area	*2021-22*			*2022-23*		
	Number of Pupils on Roll	*Number of School Places*	*% of Unfilled Places*	*Number of Pupils on Roll*	*Number of School Places*	*% of Unfilled Places*
Bolton	49,363	52,949	6.8	49,823	52,824	5.7
Bury	27,510	29,606	7.1	27,424	29,659	7.5
Manchester	83,667	90,764	7.8	84,885	90,734	6.4
Oldham	42,150	45,270	6.9	42,476	46,505	8.7
Rochdale	35,550	38,205	6.9	35,850	38,404	6.7
Salford	34,610	37,484	7.7	35,194	37,447	6.0
Tameside	35,025	38,226	8.4	35,076	38,226	8.2
Trafford	40,914	42,863	4.5	41,260	43,360	4.8
Wigan	45,591	48,903	6.8	45,884	48,704	5.8
PfE Area	394,380	424,270	7.0	397,872	425,863	6.6

Source: **School Capacity up to 2022-23 - GOV.UK (www.gov.uk)**

Policy Outcome: Workforce is ready to benefit from new employment opportunities

Indicator: % of working age population with Higher Level (4+) qualification(s) and % of working age population with sub Level 2 qualification

7.5 Between 2022 and 2023, the proportion of residents with sub-level 2 qualifications decreased from 16.8% to 14.4%, while those with level 4+ increased from 40.0% to 45.3%.

Table 7.2: % of working age population with Higher Level (4+) qualification(s) and % of working age population with sub Level 2 qualification

Area	*2022*				*2023*			
	Count with sub-Level 2	*% with sub-Level 2*	*Count with Level 4+*	*% with Level 4+*	*Count with sub-Level 2*	*% with sub-Level 2*	*Count with Level 4+*	*% with Level 4+*
Bolton	6,385	20.8	58,000	34.6	7,983	17.7	64,900	37.8
Bury	7,462	13	51,500	46.2	7,690	12.9	53,600	47.1
Manchester	18,565	16.8	197,100	52.5	30,920	11.2	235,200	60.3
Oldham	6,000	18.8	38,400	27.6	9,893	12.2	40,400	29.4
Rochdale	4,813	20.9	36,000	28.3	4,211	23.7	50,200	38.4
Salford	7,929	16.9	74,500	46.2	9,477	14.9	81,500	49.1
Tameside	6,392	17.1	44,100	33.4	7,753	15	47,400	34.7
Trafford	12,087	10.4	81,800	58.3	15,540	8.7	83,000	56
Wigan	10,287	15.7	67,200	35.1	9,387	17.3	65,200	33.2
PfE Area	76,524	16.8	648,700	42.0	94,618	14.4	721,300	45.3

Source: GMCA via Business Register and Employment Survey via Nomis

8. Connected Places

Policy Outcome: Increased proportion of daily trips by modes other than the car

Indicator: % of daily trips made by active travel, public transport, car & other (monitoring subject to further analysis of data collection methods – TRADS monitor undertaken by TfGM)

8.1 Travel behaviour for the latest data TfGM available in 2022 was still undoubtedly influenced by the pandemic. The year was still atypical, in that residents' travel behaviours changed more significantly over the period due to growing confidence and a return to 'normal' as we moved away from the pandemic. This has led to some irregularities, as TRADS approximates a 'typical day' across the year.

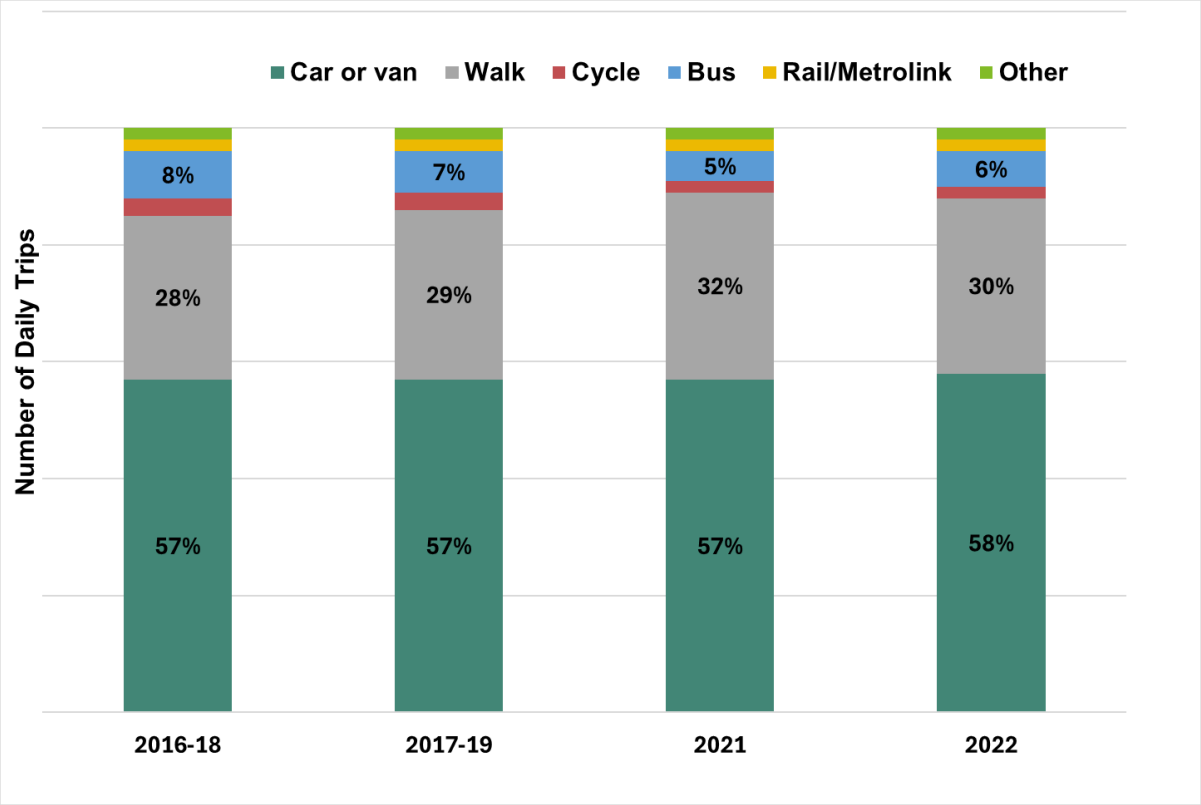
8.2 References is made here to 'mode shares' - the percentage distribution of trips taken by GM residents using different modes of transport. These mode shares are based on the 'main' mode of travel which is defined as the method of travel used for the stage(s) that covered the longest distance of the trip in question.

8.3 On a typical day in 2022 across all modes of transport GM residents travelled 30 million kilometres, which was only 7% below pre-pandemic levels. This indicates that whilst residents made fewer trips in 2022 than pre-pandemic, the trips they did make were longer on average.

8.4 In 2022, the most used method of travel was car or van (including passenger) at 58%, making up nearly three-in-five trips by GM residents. Nearly a third of trips were made by active travel (30% walking and 2% cycling), while nearly one-in-ten trips were made by public transport (6% bus and 2% rail/Metro). The remaining 3% of trips were made by taxi, minicab, motorcycle, scooter, moped, or any other type of vehicle.

8.5 The figures in each bar show the percentage of daily trips that were made by each mode since 2016. The mode share has remained relatively stable over time with car trips making up nearly three-in-five trips, active travel making up around a third of trips, and very broadly one in ten trips using public transport.

Figure 8.1: Daily trip count and mode share by Greater Manchester residents



Source: GM **TRADS** (2016-18,2017-19. 2021 and 2022)

Note: Other = taxi, minicab, scooter, moped or any other Policy Outcome: Increased proportion of new development in an accessible location

Indicator: % of new housing (net) within 800m of good public transport accessibility and % of new employment floorspace within 800m of good public transport accessibility

8.6 New residential development will have a significant role in delivering a sustainable and integrated transport network to reduce car dependency and increase levels of walking, cycling and public transport.

8.7 In 2023-24, 77% (7,792) of all housing completions were delivered within 800m of Good Public Transport Accessibility in the PfE area.

8.8 In terms of the Spatial Strategy Areas, 100% (3,878 units) of housing completions were within 800m of Good Public Transport Accessibility in the Core Growth Area, this was 47% (1,851 units) for the Northern Area.

Table 8.1: % of New Net Housing 2023/24 within 800m of Good Public Transport Accessibility: selected areas

Area	*Net Housing Completions 2023/24 within 800m of Good Public Transport Accessibility Units	*Net Housing Completions 2023/24 within 800m of Good Public Transport Accessibility %
Bolton	185	31
Bury	87	36
Manchester	2,968	99
Oldham	120	29
Rochdale	303	44
Salford	2,550	97
Tameside	426	67
Trafford	616	76
Wigan	537	47
PfE area	7,792	77

Source: GMCA via Local Authority Schemas. *Some data includes Gross rather than Net housing completions. This table also includes communal establishments in line with the Housing Delivery Test calculation

Table 8.2: % of New Net Housing 2023/24 within 800m of Good Public Transport Accessibility: selected areas

Area	*Net Housing Completions 2023/24 within 800m of Good Public Transport Accessibility Number	*Net Housing Completions 2023/24 within 800m of Good Public Transport Accessibility %
Core Growth	3,878	100
Inner	1,789	97
Northern	1,851	47
Southern	274	55

Source: GMCA via Local Authority Schemas. *Some figures include Gross, rather than Net housing completions. This table also includes communal establishments in line with the Housing Delivery Test calculation

8.9 New employment development will have a significant role in delivering a sustainable and integrated transport network to reduce car dependency and increase levels of walking, cycling and public transport.

8.10 In 2023-24, 72% (223,253 sqm) of all new employment floorspace was delivered within 800m of Good Public Transport Accessibility in the PfE area.

8.11 In terms of the Spatial Strategy Areas, 100% (158,675 sqm) of new employment floorspace was within 800m of Good Public Transport Accessibility in the Core Growth Area.

Table 8.3: % of New Employment Floorspace 2023/24 within 800m of Good Public Transport Accessibility: selected areas

Area	New Employment Floorspace 2023/24 within 800m of Good Public Transport Accessibility Floorspace (sqm)	New Employment Floorspace 2023/24 within 800m of Good Public Transport Accessibility %
Bolton	8,082	51
Bury	139	37
Manchester	65,597	97
Oldham	7,138	26
Rochdale	32,466	100
Salford	43,179	73
Tameside	330	27
Trafford	59,909	69
Wigan	6,412	37
PfE area	223,253	72

Source: GMCA via Local Authority Schemas

Table 8.4: % of New Employment Floorspace 2023/24 within 800m of Good Public Transport Accessibility: selected areas

Area	New Employment Floorspace 2023/24 within 800m of Good Public Transport Accessibility Number	New Employment Floorspace 2023/24 within 800m of Good Public Transport Accessibility %
Core Growth	158,675	100
Inner	258	17
Northern	54,904	49
Southern	9,416	25

Source: GMCA via Local Authority Schemas

Policy Outcome: Digital connectivity

Indicator: Number of premises with full fibre connectivity

8.12 In order to achieve its ambition to be the UK's leading digital city and in the top five in Europe7 it is fundamental for all parts of the city-region to have access to world-class digital connections at an affordable price. The more premises that have full fibre connectivity, the higher the likelihood of achieving this ambition.

8.13 The percent of premises with full fibre availability increased in every district in the Places for Everyone area between 2023-2024, and by 18% in the plan area overall. In the PfE area in 2023, nearly 655,500 premises had full fibre availability, 58.3% of all premises. This figure rose to just over 773,400 in 2024, 64% of all premises.

Table 8.5: Number of premises with full fibre connectivity

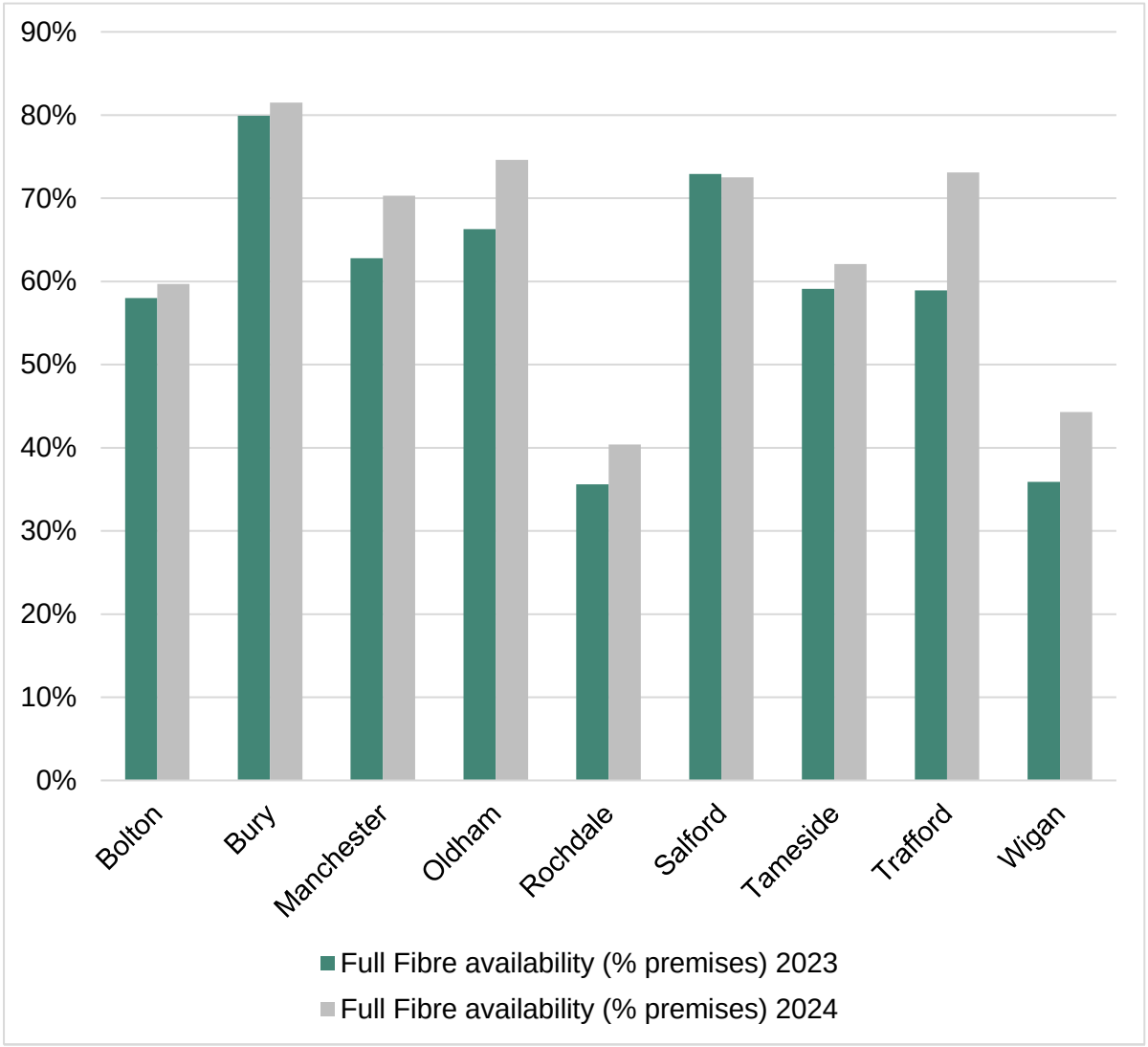
Area	*Number of premises with Full Fibre availability*		*Full Fibre availability (% premises)*		*2023 to 2024 % difference*
	2023	*2024*	*2023*	*2024*	
Bolton	72,950	81,380	58.0%	59.7%	11.6%
Bury	67,404	73,776	79.9%	81.5%	9.5%
Manchester	148,699	180,086	62.8%	70.3%	21.1%
Oldham	62,322	74,462	66.3%	74.6%	19.5%
Rochdale	34,591	41,643	35.6%	40.4%	20.4%
Salford	92,594	98,742	72.9%	72.5%	6.6%
Tameside	62,280	71,923	59.1%	62.1%	15.5%

[7] GMCA (October 2017) Our people our place: The Greater Manchester Strategy, paragraph 7.13

Trafford	60,561	80,835	58.9%	73.1%	33.5%
Wigan	54,063	70,563	35.9%	44.3%	30.5%
PfE Area	655,464	773,410	58.3%	64.0%	18.0%

Source: **Connected Nations and Infrastructure Reports - Ofcom (ofcom.org.uk)**

Figure 8.2: Number of premises with full fibre connectivity



Source: **Connected Nations and Infrastructure Reports - Ofcom (ofcom.org.uk)**

Policy Outcome: Increasing EV charging infrastructure

Indicator: Number of EV charging points (% change can be monitored year to year or over longer time series)

8.14 Significantly expanding the existing network of publicly accessible EV charging infrastructure will be important to encourage and expediate the transition from petrol and diesel engine vehicles to EVs.

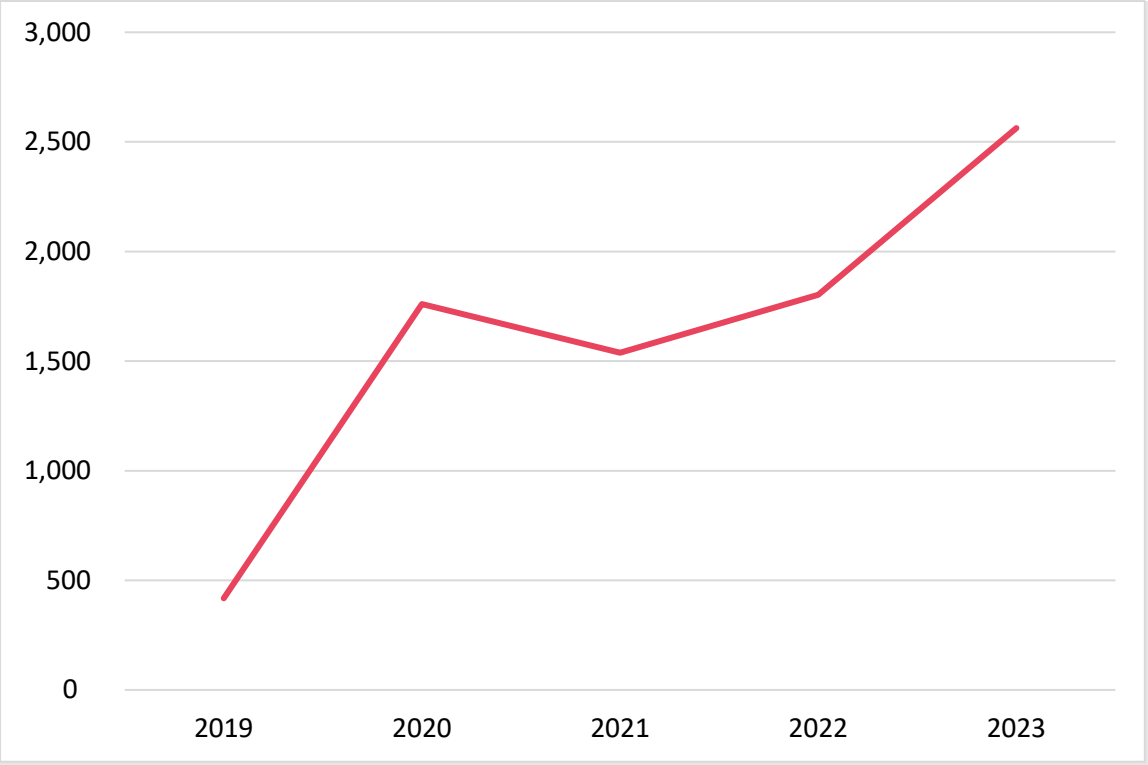
8.15 The number of EV charging points increased from 1,803 to 2,563 between 2022 to 2023 across the Places for Everyone area, a 42% increase.

Table 8.6: Number of EV charging points

Area	*2022*	*2023*	*% change from 2022 to 2023*
Bolton	103	146	41.7%
Bury	94	124	31.9%
Manchester	477	681	42.8%
Oldham	157	242	54.1%
Rochdale	132	169	28.0%
Salford	309	433	40.1%
Tameside	103	126	22.3%
Trafford	270	393	45.6%
Wigan	158	249	57.6%
PfE Area	1,803	2,563	42.2%

Source: **Electric vehicle public charging infrastructure statistics – GOV.UK (www.gov.uk)**

Figure 8.3: Number of EV charging points in the PfE area



Source: **Electric vehicle public charging infrastructure statistics – GOV.UK (www.gov.uk)**

Air Quality Monitoring at Holcroft Moss

8.16 Through the Habitats Regulation Assessment (HRA) process in support of the PfE Plan (and also Warrington's Local Plan), the Manchester Mosses Special Area of Conservation (SAC), and in particular Holcroft Moss, has been identified as being at risk of harm from increased air pollution caused by traffic. To mitigate against this harm, there is a need for the delivery of long-term ecological resilience works, involving hydrological restoration measures to benefit Holcroft Moss.

8.17 As set out in Policy JP-C8 of the PfE Plan, qualifying developments, resulting in increased traffic flows on the M62 past Holcroft Moss of more than 100 vehicles per day or 20 Heavy Goods Vehicles (HGVs) per day, will be required to make a proportionate contribution towards restoration measures at Holcroft Moss.

8.18 Air quality monitoring will be established on the Holcroft Moss site to monitor air pollution levels in relation to the critical thresholds of the habitat to tolerate air pollutants.

9. Delivering the Plan

Policy Outcome: Ensuring the right infrastructure is delivered at the right time (broken down by different types of contribution)

Indicator: Links provided to each District's Infrastructure Funding Statement/ Annual section 106 monitoring report

Table 9.1: District Infrastructure Funding Statements

Area	Link to Infrastructure Funding Statements
Bolton	https://www.bolton.gov.uk/planning-policy-strategy/developer-contributions/1
Bury	https://www.bury.gov.uk/planning-building-control/policy-and-projects/planning-policy/evidence-and-monitoring/infrastructure-funding-statement
Manchester	https://democracy.manchester.gov.uk/documents/s47889/Annual%20S106%20Monitoring%20Report.pdf
Oldham	https://www.oldham.gov.uk/info/201230/monitoring/3154/infrastructure_funding_statement
Rochdale	https://www.rochdale.gov.uk/planning-permission/section-106-planning-aplication-obligations
Salford	https://www.salford.gov.uk/planning-building-and-regeneration/planning-applications/planning-obligations-and-community-infrastructure-levy/planning-obligations-infrastructure-funding-statement/
Tameside	https://tameside.moderngov.co.uk/documents/g10139/Public%20reports%20pack%2021st-Nov-2024%2014.00%20Strategic%20Planning%20and%20Capital%20Monitoring%20Panel.pdf?T=10
Trafford	https://democratic.trafford.gov.uk/ieDecisionDetails.aspx?ID=1182

Wigan	**https://www.wigan.gov.uk/Council/Strategies-Plans-and-Policies/Planning/Local-plan/Background/InfrastructureFundingStatementForSection106.aspx**

Source: Local Authority web sites

10. PfE Polices not being implemented

10.1 Regulation 34 (2) of the Town and Country Planning Regulations 2012 requires that where a local planning authority is not implementing a policy specified in a local plan, the authority monitoring report must identify that policy and include a statement of the reasons why the policy is not being implemented and the steps (if any) that the local authority intend to take to implement the policy.

10.2 In accordance with Regulation 34 (2), PfE PolicyJP-G5 part 7c is currently not being implemented. PfE Policy JP-G5 part 7c relates to a potential recreation impact zone - up to 7km from the South Pennine Moors Special Area of Conservation (SAC) and Special Protection Areas (SPAs). Within this zone new residential development could result in recreational disturbance impacts on the protected habitats and species of the SAC and SPAs and development may be required to mitigate this impact. Since the production of the Habitat Regulation Assessment (HRA) for the PfE (which formed the evidence base for the policy), Natural England has now indicated that there is no evidence of credible risk to the habitats and species on the SAC and SPAs from recreation impacts. Consequently, Natural England considers that new development within the PfE area, specifically the three authority areas of Oldham, Tameside and Rochdale, does not need to provide mitigation in accordance with part 7c of JP-G5. If further evidence is prepared on recreational impacts from new development, at a strategic level, i.e. across the whole South Pennine Moors area and not at a local level, such as these three PfE authorities, then Natural England will review its position and the three PfE authorities will consider the implementation of the policy.

Appendix A

Places for Everyone Monitoring Framework Tables

Table 12.1 Places for Everyone Monitoring Framework – Sustainable and Resilient

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
Reduce carbon emissions from new development	2,5,7,8,10	JP-S1, 2, 3 and 6 JP-P1	% of net additional residential development completed with an Energy Performance Certificate rating of A and B	✓	✓		

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
Maximise the use of suitable previously developed (brownfield) land for development	2,3,5,7,8,9	JP-Strat1 to 6, JP-Strat9, JP Strat12, JP-S1, JP-J2, J3, J4 and JP-H1 and H4	• % of residential development on brownfield land • % of gross employment development on brownfield land	✓	✓	1,5,6,9	
No new homes and	2,8	JP-S1, and 4	No. of planning permissions	✓	✓		All allocations with

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
employment premises at risk of flooding		JP-P1	approved against EA advice				employment development
Improve air quality	2,5,7,8,10	JP-S1, S2 and S5	Exceedance of the legal level of NO2 (as an Annual Mean) in local AQMA and Clean Air Plan Monitoring	✓	✓		

Table 12.2 Places for Everyone Monitoring Framework – Jobs

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
Improve productivity	3,5,10	JP-Strat1 to 12, JP-J1	% increase in GVA per job	✓	✓	1,5,6,9	
Increased number of jobs	3,5,10	JP-Strat1 to 12 JP-J1 and 2	Proportion of our residents (working age) in employment	✓	✓	1,5,6,9	

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
Improve access to jobs	4,5	JP-Strat1 to 12 JP-J1	Number of local labour agreements	✓	✓		
Increase overall office floorspace by 2 million sq.m by 2039	3,5	JP-Strat1 to 12 JP-J1 to 3	Increase in office floorspace (gross)	✓	✓	1,5,6,9	All allocations with office development

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
Increase overall industry and warehousing floorspace by 3.5 million sq. m by 2039	3,5	JP-Strat1 and 4 to 11, JP-J1, 2 and 4	Increase in industry and warehousing floorspace (gross)	✓	✓	1,5,6,9	All allocations with industry or warehousing development
Secure main town centres as local	1,2,3,5,6,7,9	JP-Strat1, 6, 9 and 12	• No of residential units (net) delivered in	✓	✓		

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
economic drivers		JP-P4	main town centres • GVA in and within 800m of the main town centres				

Table 12.3 Places for Everyone Monitoring Framework – Homes

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
Deliver net increase in new homes	1,2,3,5,7,10	JP-Strat1 to 3, 5 to 9, 11 and 12. JP-H1	• Deliver approx. 9,063 annually by 2025 • Deliver approx. 10,305 annually by 2030 • Deliver approx.10,719	✓	✓	1,5,6,9	All allocations with housing development

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
			annually by 2039				
Maximise delivery of additional affordable homes	1,2,5,10	JP-H1 and H2	No. of new affordable homes completed	✓	✓		All allocations with housing development
Increase the number of homes	1,2,5,10	JP-H3	% new homes meeting Nationally	✓	✓		

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
meeting Nationally Described Space Standard (NDSS)			Described Space Standard (NDSS)				
Increase the number of new homes meeting Accessible &	1,2,5,10	JP-H3	% new homes meeting Accessible & Adaptable (A&A) standard	✓	✓		

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
Adaptable (A&A) standard							

Table 12.4 Places for Everyone Monitoring Framework – Greener

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
Enhance the green infrastructure network	2,5,7,8,9,10	• JP-Strat2, 3, 5, 12 and 13 • JP-G1 to 6, 8 and 9 • JP-P1	• Gross area of new habitat created from the application of biodiversity net gain	✓	✓	1,5,6,9	All allocations

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
			• Number, area and condition of sites of biological importance (SBIs)	✓	✓		
Increase tree planting	2,5,7,8,9,10	JP-G7	Number of trees planted annually (metric to be determined with respect to tree	✓	✓		

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
			planting programmes and on site delivery as a result of planning decisions where available)				
Increase access to green infrastructure	2,5,7,8,9,10	• JP-Strat 2, 3, 5, 12 and 13 • JP-G2 to 6 , 8 and 9	Number of hectares of green infrastructure (metric will consider publicly accessible	✓	✓	1,5,6,9	

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
		• JP-P6	GI where information is available)				

Table 12.5 Places for Everyone Monitoring Framework – People

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
Conserve , sustain and enhance our historic environment and heritage assets	2,4	JP-Strat1 to 3, 6 and 12, JP-P1, 2 and 3	Increase % of buildings on the “at risk register” with a strategy for their repair and re-use	✓	✓		
Provision of additional school places to support	2,9	JP-Strat1, 2 and 9 JP-P1 and 5	Numbers of school places (Annual School Capacity survey).	✓	✓		

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
new development			Consideration of 'headroom' statistics where available.				
Workforce is ready to benefit from new employment opportunities	3,5	JP-Strat5, 6, 9, 11 and 12 JP-P5	% of working age population with Higher Level (4+) qualification(s) and % of working age population with sub Level 2 qualification.	✓	✓	5,6	

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations

Table 12.6 Places for Everyone Monitoring Framework – Connected

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
Increased proportion of daily trips by modes other than the car	2,5,6,7,10	JP-Strat1 to 12 JP-Strat14 JP-C1, 3, 5, 6 and 8	% of daily trips made by active travel, public transport, car & other (monitoring subject to further analysis of data collection methods – TRADS monitor undertaken by TfGM)	✓	✓		

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
Increased proportion of new development in an accessible location	2,5,6,7,10	JP-Strat14 JP-S1, 2 and 5 JP-C1, 3, 5, 6 and 8	% of new housing (net) within 800m of good public transport accessibility and % of new employment floorspace within 800m of good public transport accessibility	✓	✓	1,5,6,9	

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
			*definition of good public transport accessibility to be agreed with TfGM				
Digital connectivity	2,3,4,5,6	JP-C2	Number of premises with full fibre connectivity	✓	✓		

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
Increasing EV charging infrastructure	2,6,7	JP-S2 and C8	Number of EV charging points (% change can be monitored year to year or over longer time series)	✓	✓		

Table 12.7 Places for Everyone Monitoring Framework – Delivering the Plan

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
Ensuring the right infrastructure is delivered at the right time (broken down by different types of contribution)	1,2,3,4,5,6, 7,8,9,10	JP-S1, JP-S2, JP-J1, JP-H2, JP-G2, JP-G3, JP-G4, JP-G5, JP-G6, JP-G7, JPG 8, JP-P1, JP-P2, JP-	Links provided to each District's Infrastructure Funding Statement/ Annual section 106 monitoring report	✓	✓		

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
		P3, JP-P5, JP-P6, JP-P7, JP-C1, JP-C2, JP-C3, JP-C5, JP-C6, JP-C7, JP-C8, Allocations (where mitigation is identified)					

Policy Outcome	Places for Everyone Strategic Objective	Relevant Places for Everyone policy	Indicator (s)	Geographic level: Full area of Places for Everyone	Geographic level: District	Geographic level: Spatial Strategy Areas set out in Policies JP-Strat1, 5, 6 and 9	Geographic level: Allocations
Secure appropriate S106 contributions for affordable housing	1,2,3,4,5,6, 7,8,9,10	JP-H1 and H2 JP-D2	Developer contributions for the delivery of affordable housing	✓	✓		

Appendix B

Housing, Industrial & Warehousing and Office Land Supply

Table B. 1: Housing Land Supply

Local Authority	Existing 2024-25 to 2038-39	Small sites allowance 2029-30 to 2038-39	Demolitions 2029-30 to 2038-39	Allowances (small sites and demolitions)	Total supply 2024-25 to 2038-39	Supply beyond 2039-40	Total (All future supply)
Bolton	9,783	1,176	-600	576	10,359	0	10,359
Bury	9,325	289	0	289	9,614	1,396	11,010
Manchester	75,644	1,450	-1,737	-287	75,357	7,128	82,485
Oldham	12,154	640	75	565	12,719	756	13,475
Rochdale	11,685	282	-740	-458	11,227	0	11,227
Salford	32,169	1,988	0	1,988	34,157	200	34,357
Tameside*	7,848	451	0	451	8,299	715	9,014
Trafford	21,239	647	-465	182	21,421	7,369	28,790
Wigan	15,472	540	0	540	16,012	895	16,907
PfE Area	195,319	7,463	-3,467	3,846	199,165	18,459	217,624

**provisional at time of publication*

Source: Local Authorities

Table B. 2: Industrial & Warehousing Land Supply

Local Authority	Total Supply 2024-25 to 2038-39	Supply beyond 2039-40	Total (All future supply)
Bolton	740,340	15,000	755,340
Bury	528,731	365,000	893,731
Manchester	87,965	0	87,965
Oldham	238,727	0	238,727
Rochdale	599,829	0	599,829
Salford	545,437	60,000	605,437
Tameside*	284,324	0	284,324
Trafford	577,558	11,205	588,763
Wigan	443,450	79,730	523,180
PfE Area	4,046,361	530,935	4,577,296

**provisional at time of publication*

Source: Local Authorities

Table B. 3: Office Land Supply

Local Authority	Total Supply 2024-25 to 2038-39	Supply beyond 2039-40	Total (All future supply)
Bolton	26,467	0	26,467
Bury	1,584	0	1,584
Manchester	1,878,933	317,700	2,196,633
Oldham	66,516	0	66,516
Rochdale	104,184	0	104,184
Salford	294,053	0	294,053
Tameside*	17,817	3,793	21,610
Trafford	177,543	69,068	246,611
Wigan	14,250	0	14,250
PfE area	2,581,347	390,561	2,971,908

**provisional at time of publication*

Source: Local Authorities