



Salford City Council
Local Development Framework
Annual Monitoring Report

2004/5
December 2005

SALFORD CITY COUNCIL

ANNUAL MONITORING REPORT

2004/5

(1st April 2004 to 31st March 2005)

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1.0 Introduction

1.1 Background to Annual Monitoring Report

1.1.1 The Planning and Compulsory Purchase Act 2004 significantly changed the planning system in England. The revised system allows for the review of the City's Unitary Development Plan (UDP) to be completed, but will then see its gradual replacement with a Local Development Framework (LDF) consisting of a series of Local Development Documents (LDDs), which will collectively set out and seek to deliver the City's spatial planning strategy and policies. A Local Development Scheme (LDS) sets out the 3-year programme for the productions of the LDDs.

1.1.2 Section 35 of this Act requires every local planning authority to make an annual report to the Secretary of State containing information on the implementation of the Local Development Scheme and the extent to which the policies set out in the Local Development Documents are being achieved. Five key tasks are identified for these annual monitoring reports. These are to:

- To review actual progress in terms of Local Development Document preparation against the timetable and milestones in the LDS;
- To assess the extent to which policies in LDDs are being implemented;
- Where policies are not being implemented, explain why and set out what steps are to be taken to ensure that the policy is implemented; or whether the policy is to be amended or replaced;
- To identify the significant effects of implementing policies in LDDs and whether they are as intended; and
- To set out whether policies are to be amended or replaced.

1.1.3 The Annual Monitoring Report is based upon the period 1st April to the 31st March and has to be submitted to the Secretary of State by the end of the following December. This is the first Annual Monitoring Report for Salford. It covers the period 1st April 2004 to 31st March 2005 and must be submitted to GONW by 31st December 2005.

1.1.4 It should be noted at this point that as this is our first AMR and that production of our LDDs has only recently started, the focus is on assessing the current adopted UDP and, to some extent, the emerging replacement UDP. Future AMRs will be able to focus more on the LDDs produced under the new development plan system.

1.2 Feedback

1.2.1 The monitoring of the LDF is an evolving process. We are therefore interested in the views of those reading this report on how it can be improved in the future. Feedback submitted to the 'Information & Research Group, Spatial Planning Section, Housing & Planning Directorate, Salford City Council' or emailed to 'paul.holme@salford.gov.uk', will be used in the development of future Annual Monitoring Reports.

1.3 Objectives for Monitoring

1.3.1 Monitoring helps us to establish what is happening now, what has happened in the past and ultimately what may happen in the future. By comparing these

trends against existing policies and targets it can help determine what needs to be done. The ODPM Guidance on Monitoring states that such an approach should help to address questions such as:

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

1.3.2 Monitoring therefore is a vital feedback loop within the cyclical process of policy making. An important element of the new planning system is the flexibility it creates by producing a series of documents rather than one all encompassing document. Different parts of the LDF can therefore be reviewed at different times depending on the specific circumstances. Monitoring will therefore play a crucial role in identifying when documents will need to be reviewed, whether this be as a result of a change in circumstances or priorities, or as result of existing policies failing to address a specific situation.

1.4 Indicators

1.4.1 The indicators included in this report can be categorised into 3 main types as defined in the ODPM's Guidance on LDF Monitoring. These are as follows:

- Contextual indicators that describe the wider social, environmental and economic background against which LDF policy operates. Their purpose is to provide a backdrop against which to consider the effects of policies and inform the interpretation of other indicators (see section 2);
- Output indicators that are used to assess the performance of policies. Their main purpose is to measure the quantifiable physical activities that are directly related to, and a consequence of, the implementation of planning policies (see section 6); and
- Significant Effects indicators that are used to assess the significant social, environmental and economic effects of policies. These indicators should be linked to the sustainability appraisal objectives and indicators and should enable a comparison to be made between the predicted effects and the actual effects measured during the implementation of the policies (see section 7).

1.4.2 The ODPM guidance on LDF Monitoring includes a set of core output indicators that all local authorities are required to collect and which will help to build up a regional picture of spatial planning performance.

1.5 Report Structure

1.5.1 The Annual Monitoring report consists of 8 further sections:

- Section 2 demonstrates the contextual characteristics of the city;
- Section 3 provides an overview of document production to date;
- Section 4 analyses the Implementation of Plan Policies;
- Section 5 outlines the city's latest housing figures and trajectories;
- Section 6 outlines performance against core, regional and local targets;
- Section 7 provides an overview of the Significant Social, Environmental and Economic Impacts;
- Section 8 outlines changes to Government Guidance; and
- Section 9 draws out the implications of the Annual Monitoring Report.

1.6 Links with other monitoring

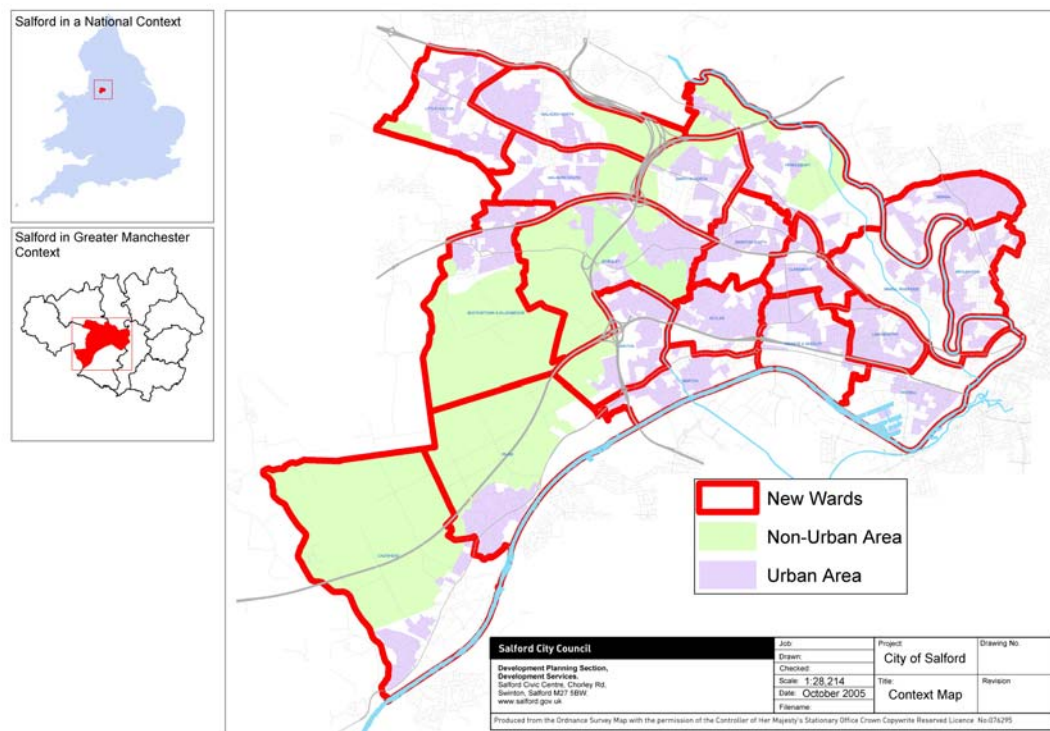
- 1.6.1 An integral part of the production of all documents under the new planning system is the requirement for a sustainability appraisal of each LDD. The monitoring requirement of these sustainability appraisals will be integrated into the monitoring on the individual documents themselves and will be reported within the Annual Monitoring Report in future years.
- 1.6.2 Documents within the LDF will provide the spatial development framework for Salford's Community Plan produced by the Local Strategic Partnership. The city's Community Plan was produced in 2001 and is currently being reviewed. It is anticipated that over the next few years, particularly as the Core Strategy is developed, greater integration will take place. This will involve developing common targets and indicators for monitoring purposes wherever possible.
- 1.6.3 In parallel with the statutory duty for local authorities to monitor their LDFs, similar duties are placed upon the regional planning body to submit an annual monitoring report on the RSS by the end of February each year. The two month difference in the respective submission dates is designed to enable the regional report to incorporate the findings of the constituent local authorities' reports in their analysis. The city council is working with the North West Regional Assembly (NWRA) to ensure that wherever possible the approaches to monitoring are consistent and complementary.

2.0 Contextual Characteristics

2.1 Location of Salford

- 2.1.1 The City of Salford is home to some 216,000 people and covers a land area of approximately 9,700ha. Approximately two-thirds of the city's land area is urban and one-third is protected Greenbelt.
- 2.1.2 The city, on the western side of the Greater Manchester conurbation, stretches from the very heart of the Regional Centre to the rural periphery (see fig.1 below). It is at the hub of the region's motorway (M60, M61, M62, M602) and rail network and is just a half hours drive to Manchester International Airport. The city lies on the northern bank of the Manchester Ship Canal and is bisected by the Bridgewater Canal, which have both been important factors in the city's and the region's growth.
- 2.1.3 Salford is a city of contrasts, with its thriving business districts of Chapel Street, Salford Quays and the former Enterprise Zones that lie within an extensive inner city area. This inner city area also includes Ordsall, Broughton, Kersal, Irwell Riverside, Langworthy, Claremont and Weaste & Seedley, which have some of the worst characteristics of social deprivation within the region. Beyond the inner city area, suburbs vary from the picturesque village of Worsley on the Bridgewater Canal to the more urban areas of Swinton and Walkden and the outer areas of Irlam and Cadishead. In turn, these suburbs give way to large tracts of open countryside, much of which is prime agricultural land created from the mossland of Chat Moss, Linnyshaw Moss and Clifton Moss.

Figure 1



2.2 Index of Multiple Deprivation

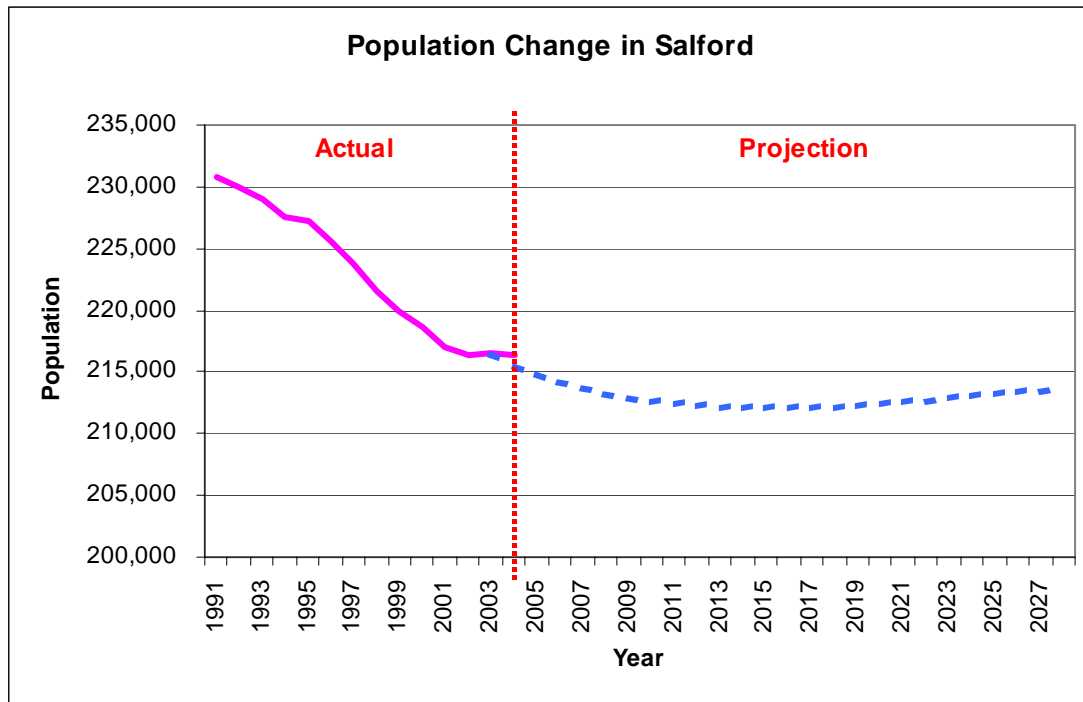
2.2.1 The table below lists the 20 most deprived local authority districts nationally. The 2004 Index of Multiple Deprivation (IMD) places Salford in 12th position out of 354 authorities (where 1st is the most deprived), which means that the city is actually within the 4% most deprived districts nationally.

2.2.2 The IMD 2000 and the IMD 2004 are based on different methodologies and therefore are not directly comparable when considering Salford's relative position. Although the IMD 2004 shows a negative shift of nine places since the IMD 2000 was compiled, we are unable to identify to what degree this is a result of changes to the method, but we can assume that the inclusion of 'crime' will have some significant effect on Salford's position.

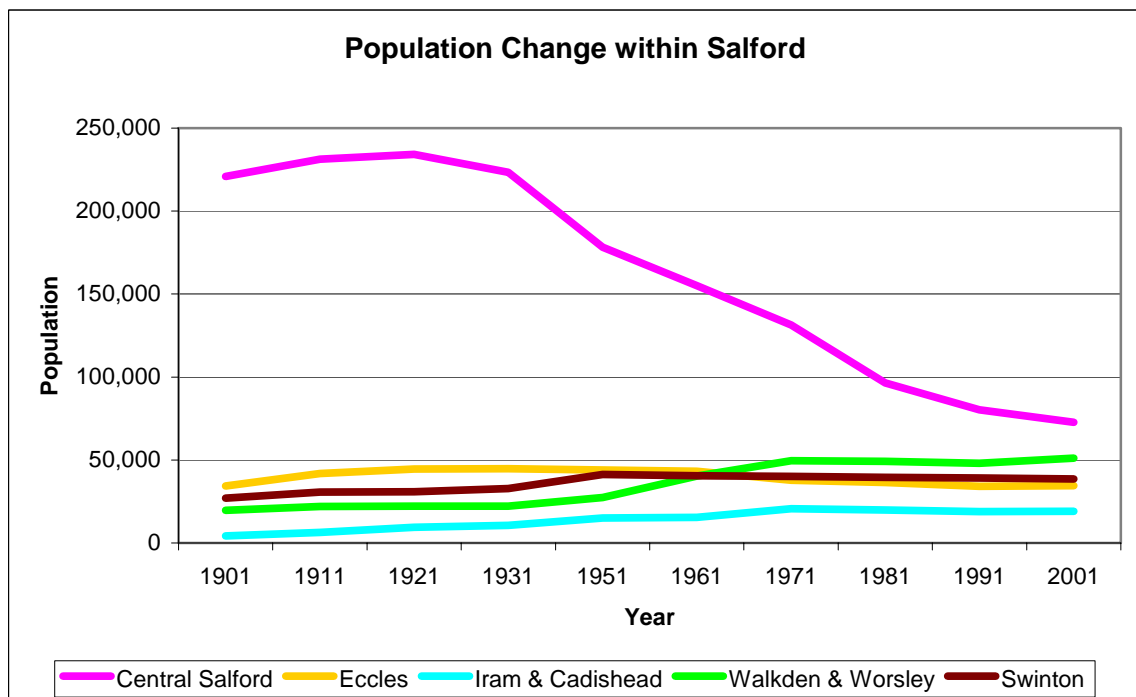
Table 1 - IMD 2004, Districts within the 10% Most Deprived Nationally (1 st equals the most deprived)					
LA CODE	LA NAME	2004		2000	2000-2004 Number of Positions Moved
		Rank of Average Score	% Position Nationally	Rank of Average Score	
00BY	Liverpool	1 st	0.3%	3 rd	-2
00BN	Manchester	2 nd	0.6%	6 th	-4
00BX	Knowsley	3 rd	0.8%	2 nd	1
00BG	Tower Hamlets	4 th	1.1%	1 st	3
00AM	Hackney	5 th	1.4%	4 th	1
00AU	Islington	6 th	1.7%	11 th	-5
00FY	Nottingham	7 th	2.0%	12 th	-5
20UF	Easington	8 th	2.3%	7 th	1
00FA	Kingston upon Hull, City of	9 th	2.5%	13 th	-4
00EC	Middlesbrough	10 th	2.8%	9 th	1
00BB	Newham	11 th	3.1%	5 th	6
00BR	Salford	12th	3.4%	21st	-9
00AP	Haringey	13 th	3.7%	20 th	-7
00EB	Hartlepool	14 th	4.0%	8 th	6
00CN	Birmingham	15 th	4.2%	23 rd	-8
00CS	Sandwell	16 th	4.5%	17 th	-1
00BE	Southwark	17 th	4.8%	14 th	3
00GL	Stoke-on-Trent	18 th	5.1%	34 th	-16
00AG	Camden	19 th	5.4%	54 th	-35
00CJ	Newcastle upon Tyne	20 th	5.6%	26 th	-6

2.2.3 There are three Greater Manchester authorities within the 10% most deprived nationally. These are: Manchester (ranked 2nd), Salford (12th) and Rochdale (25th). Of these three authorities only Rochdale has remained static within the list. Comparative levels of deprivation in both Manchester and Salford increased, with Manchester moving 4 places and Salford 9 places.

2.2.4 All of the core cities that are within the list (Manchester - 2nd, Liverpool - 1st, Birmingham - 15th and Newcastle - 20th) have become moved between 2 and 8 places up the index. Viewed in this context Salford seems to be following a wider trend, which affects many metropolitan areas.

Figure 4

2.3.5 This long-term trend (see Figure 5) of population loss across Salford as a whole has predominately been as a result of mass population out-migration from Central Salford, over the past five decades. Whereas the suburban west of the city has seen a relatively stable population over the same period.

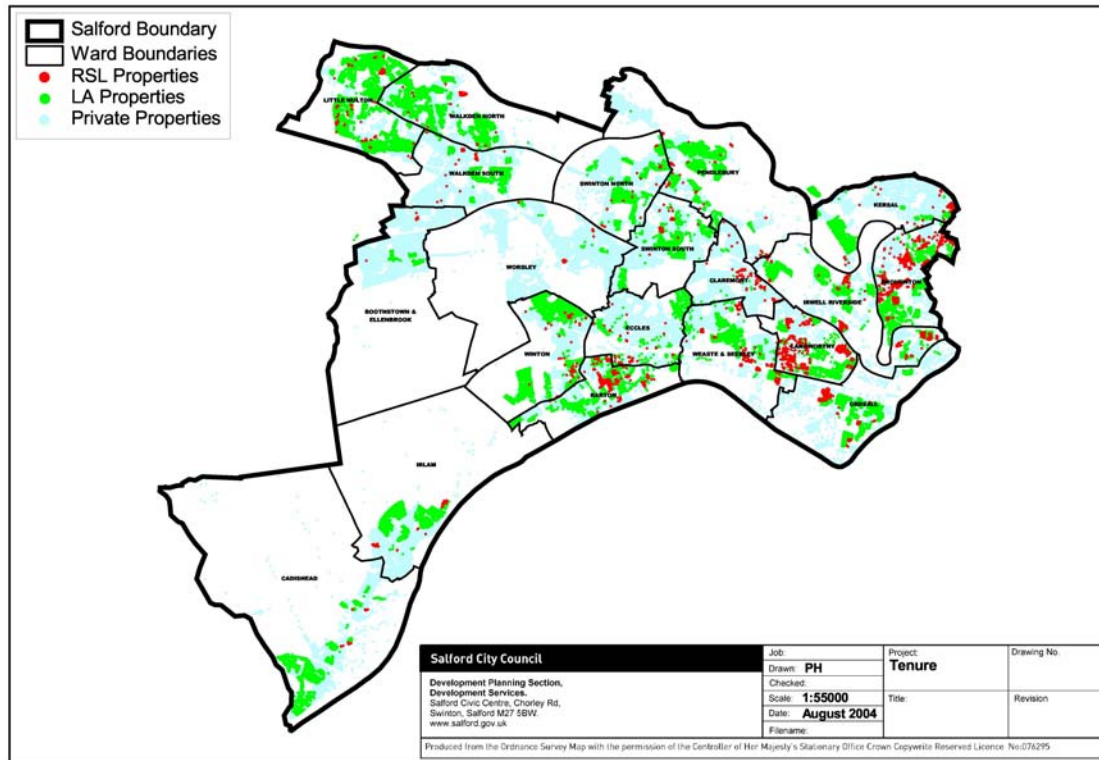
Figure 5

2.3.6 Figure 6 below highlights population change within the city over the last 10 years and again demonstrates the varied nature of population change in Salford (i.e. concentrations of the greatest population losses around Central Salford and Eccles).

Table 4 - House Tenures (%)		
Tenure	Salford	England and Wales
Owner Occupation	56%	69%
Private Rented	12%	12%
Local Authority	26%	13%
Registered Social Landlord	6%	6%

Source: 2001 Census, ONS

Figure 7



2.4.2 The type of housing stock within Salford is also significantly different to national trends, in that Salford has considerably higher proportions of semi-detached and terraced properties and a much lower proportion of detached properties (see table 5).

Table 5 - House Types (%)		
Type	Salford	England and Wales
Detached	9%	23%
Semi-Detached	37%	32%
Terraced	33%	26%
Flats/Apartments	22%	20%

Source: 2001 Census, ONS

2.4.3 In order to monitor changes to Salford's housing stock, residential development is monitored on an annual basis to track any changing patterns. Table 6 below demonstrates that the composition of the City's housing stock has changed significantly during the last year (1st April 2004 to 31st March 2005), in that there has been a reduction in the number of Local Authority homes compared to increases in the Private and RSL tenures.

Table 6 - Housing Flows 1st April 2004 to 31st March 2005

Tenure	Opening Stock	New Build	Demolitions	Net Conversion	Net Changes of Use	Tenure Transfers	Closing Stock	Net Change 2004/2005	
Local Authority	28,346	0	-927	0	0	-746	26,673	-1673	-5.92%
RSLs	5874	38	0	0	0	0	5912	38	0.66%
Private	67,278	1547	-183	0	4	746	69,392	2114	3.13%
TOTAL	101,498	1585	-1110	0	4	0	101,977	479	0.47%

2.4.4 The changes to the overall housing stock within Salford over the last year, have been achieved through a gross total of 1615 additions (1585 new builds and 30 changes of use to housing), and a gross total of 1136 dwellings being removed through demolitions (1110) and changes of use from housing to other uses (26), coupled with 746 Right-to-Buy applications being completed.

Table 7 - Completions 2004 - 2005 by House Type (new build)

Ward	Whole House or Bungalows					Flats, Maisonettes or Apartments				
	1 Bed	2 Bed	3 Bed	4+ Bed	Total	1 Bed	2 Bed	3 Bed	4+ Bed	Total
SALFORD	0	62	323	128	513	269	760	43	0	1072

2.4.5 The table above shows that 2 bedroom apartments have been the most popular type of new build and that overall the number of apartments (68%) being completed is twice that of houses (32%). Past trends of completions by dwelling type show that:

- 2003/04 - 37% houses were built compared to 63% apartments.
- 2002/03 - 53% houses were built compared to 47% apartments.
- 2001/02 - 76% houses were built compared to 24% apartments.
- 2000/01 - 66% houses were built compared to 34% apartments.

2.4.6 Past figures therefore show that there has been a shift in the balance between apartments and houses since 2001, with apartments now dominating the new supply. It should also be noted that planning permission in the pipeline suggest that this figure could rise to closer to 90% in the future. Therefore the city council will continue to monitor pattern and mix of residential provision and will address any issues in forthcoming SPD.

House Prices and Rents

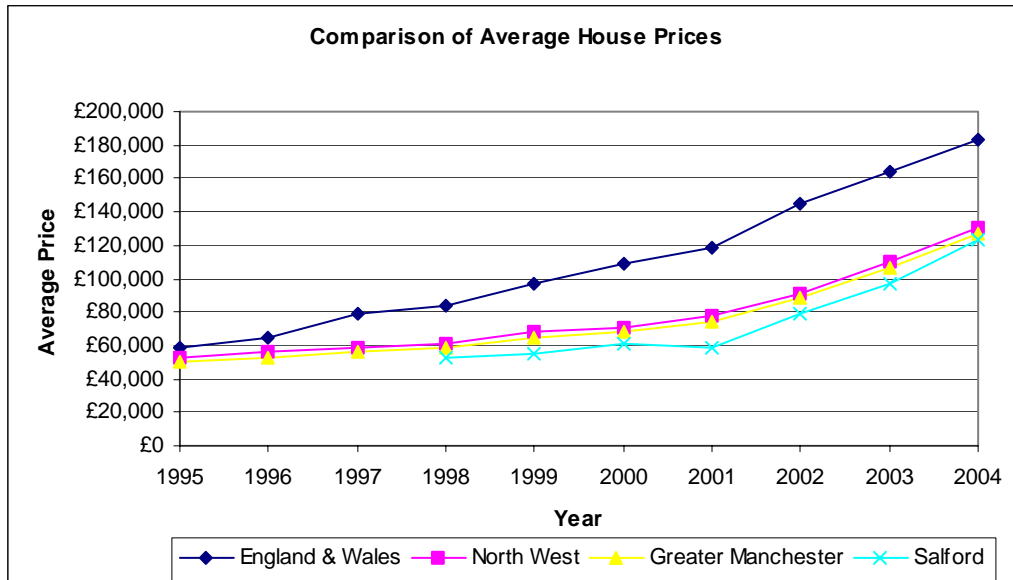
2.4.7 House prices have been steadily increasing over recent years across the whole of the country (see table 8 and figure 8). The average price across England and Wales has tripled over the last nine years, increasing from around £60,000 up to £180,000. The rate of increase has been slightly less in the North West and Greater Manchester (i.e. the gap is widening between GM/NW and the national average), however prices have still more than doubled over the same period.

Table 8 - Average Sale Prices (£)

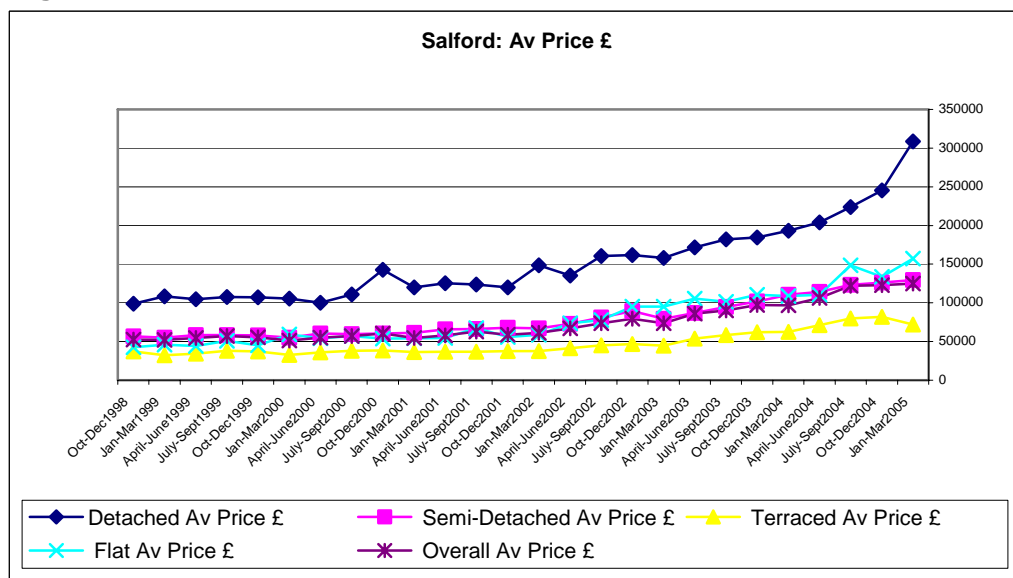
	2004	2003	2002	2001	2000	1999	1998	1997	1996	1995
Salford	£123,010	£97,241	£79,241	£58,572	£60,519	£55,297	£52,420	-	-	-
Greater Manchester	£126,959	£106,333	£88,064	£74,359	£67,694	£65,166	£58,452	£55,852	£53,078	£50,434
North West	£130,129	£110,136	£91,458	£78,213	£70,944	£67,871	£61,217	£59,190	£55,784	£52,974
England & Wales	£182,920	£163,584	£145,251	£118,827	£109,558	£96,687	£83,905	£79,242	£64,935	£59,160

Source: Based on Oct-Dec quarter averages from HM Land Registry

- 2.4.8 The main increase in house prices has occurred over the last five years with prices increasing by approximately 90% nationally and by 90%-95% at a regional and Greater Manchester level. The interesting fact is that Salford over the same five year period has seen a greater increase in house prices, as values have increased by more than 100%, from £60,519 in 2000 to £123,010 in 2004. Hence the disparity between Salford and both the national and regional averages has been reducing over the last two years, after a period of uniform growth across the country as a whole.

Figure 8

- 2.4.9 Figure 9 below identifies the trend in house prices by type of property. It identifies that all types of properties within Salford have been experiencing an increase in sale value. However, it does show that the values haven't increased as fast within the terraced stock, when compare to growth in detached, semi-detached and flats.

Figure 9

- 2.4.10 As with the average house prices the average rent values for properties have also increased across the whole country over recent years. The average private rent values have increased by approximately 50% across England

from around £61 per week to £94 per week. There have also been significant rent increases in the Registered Social Landlord (RSL) and Local Authority (LA) stock, 41% and 34% respectively.

Table 9 – Average Rental Rates (£)									
Tenure	England			North West			Salford		
	1995	2004	Change	1995	2004	Change	1997[#]	2004	Change
Private*	£61	£94	+54%	£55	£77	+40%	-	-	-
RSL	£41	£58	+41%	£32	£52	+63%	£37	£51	+38%
LA	£38	£51	+34%	£35	£49	+40%	£39	£50	+28%

[#]NB. District level averages are only available from 1997.

*NB. The latest available data is for 2003.

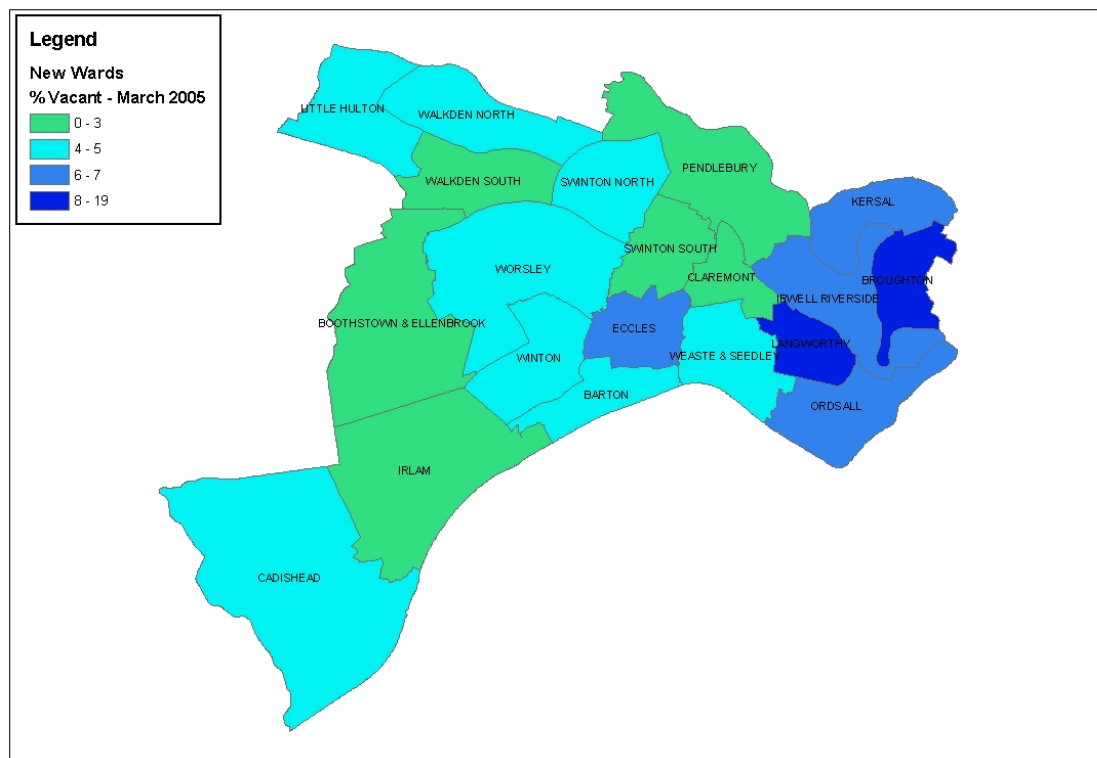
2.4.11 This increase can also be seen across the North West region, where average private rent values have increased by around 40% and LA averages have increased by approximately 40%.

2.4.12 The district level data is only available back to 1997, therefore the rate of change cannot be compared directly to the national and regional changes. However, the current (2004) average rental values indicate that Salford is very close to the national and regional averages in terms of rental values in the RSL and LA sectors.

Vacancy Rates and Tenure Mix

2.4.13 Salford has a higher than average vacancy rate (6.2%) when compared to the North West Region (4.2%) and England (3.2%). This is part of the reason why Salford (particularly the areas with the highest concentrations, as demonstrated below) is within the joint Manchester Salford HMR Pathfinder, of which reducing this level of vacancy is one of the priorities.

Figure 10



2.4.14 Figure 10 above highlights the areas with the highest concentrations of vacant property. As can be seen these are mostly within the Central Salford and Eccles wards.

2.5 Economic Performance

Gross Value Added (GVA) at basic prices

2.5.1 Table 10 below shows figures for headline Gross Value Added (GVA) at basic prices (nb. this is a measure of economic performance) for the North West, England and the UK. Growth in the North West has been slower than the UK and England averages over the last ten years, although it did out perform both the UK and England averages over the last year for which data was available (2002-2003).

Table 10 - Headline Gross Value Added at basic prices (£million)					
	1993	2002	2003	1 year % change	10 year % change
NW England	60,820	92,251	97,618	5.8	60.5
England	478,351	776,107	814,575	5.0	70.3
UK	574,825	926,275	976,148	5.4	69.8

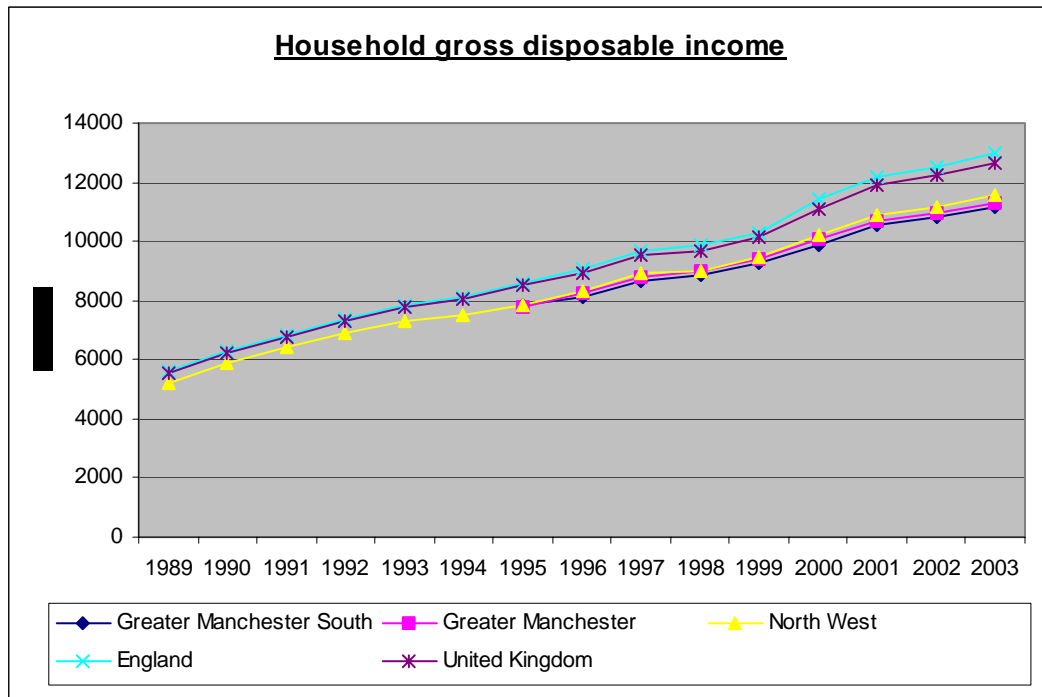
2.5.2 Table 11 below again highlights the North West region, England and the UK and compares GVA per head. Generally the North West has the lower GVA per head in 2003 of £14,346, compared to around £16,600 for both the England and the UK. However while the region has seen slower than average growth overall in the last 10 years, it has again seen higher than average growth in the last year (2002-03), closing the gap slightly.

Table 11 - Headline Gross Value Added at basic prices (£ per head)					
	1993	2002	2003	1 year % change	10 year % change
NW England	8,883	13,599	14,346	5.5	61.5
England	9,944	15,633	16,339	4.5	64.3
UK	9,960	15,614	16,383	4.9	64.5

2.5.3 GVA data at sub-regional level is only available up to 2001, so therefore it is not possible to make a direct comparison to regional and national levels outlined above. However, the sub-regional data does demonstrate that Greater Manchester South (i.e. where Salford is situated along with Manchester, Tameside, Trafford and Stockport) has a GVA per head value in excess of both the UK and England averages (£17,015 compared to £14,418 and £14,781 respectively). Additionally, growth across both Greater Manchester as a whole and Greater Manchester South has generally been slightly higher than national and regional annualised (2000-2001) trends.

Income – gross disposable household income (GDHI)

2.5.4 Figure 11 below demonstrates an increase in the gross amount of disposable income per household. There has been a consistent increase in gross disposable income that ranged between 26% and 31% across the whole country over the last 5 years (1998 to 2003). However, GDHI is still considerable higher at a national level (£12,952 per household per year) than within the North West (£11,559) or Greater Manchester (£11,308).

Figure 11

2.5.5 GDHI within Greater Manchester South (i.e. which includes Salford) has increased by 26% over the past five years to £11,439 per head. This is still some £1,500 lower than that experienced across the Country as a whole, and the gap is currently widening rather than contracting.

Unemployment/Employment

2.5.6 In March 2005 there were just below 900,000 people claiming unemployment benefit across the Country, this figure has reduced during the last ten years from 8.5% in 1995 to 3.2% in 2005. Unemployment in Salford has reduced over the same period, from 10.1% in 1995 to 3.7% (3,517 people) in 2005. By comparison in Greater Manchester there has been a similar reduction from 8.7% to 3.6%, over the past ten years. However, it should be noted that when considering overall worklessness (i.e. both those unemployed and those unable to work), that there is a higher rate of 20.3% (25,000 people) of Salford's 16 to 59 year old population that are currently not in employment.

Table 12 - Unemployment Rates				
	1995	2003	2004	2005
Salford	10.1	3.9	3.9	3.7
Greater Manchester	8.7	3.5	3.6	3.4
UK	8.5	3.2	3.3	3.2

2.5.7 Employment Rates nationally, regionally and within Salford are relatively stable and have consistently been around 74% to 75% mark at a national level and slightly below at a Greater Manchester and Salford level.

Table 13 - Employment Rates		
	2003	2005
Salford	73.7	73.4
Greater Manchester	72.0	73.0
GB	74.7	74.9

Employment Structure

2.5.8 Tables 14 to 16 show that the national and local employment structure (i.e. the number and type of jobs available) has changed dramatically in recent decades, particularly since 1981. The number of jobs in Great Britain increased by over 4 million from 21.3M to almost 25.5M, with the biggest increases in Distribution/Hotels/Catering, and Banking/Finance. The biggest absolute reductions are in manufacturing industries.

Table 14 - Employment Structure in Great Britain 1981-2003

	1981	%	1991	%	2001	%	2002	%	2003	%	Change 2002 to 2003
AGRICULTURE	371,052	1.7	305,501	1.4	248,049	1	236,585	0.9	225,977	0.9	-4%
ENERGY AND WATER	695,399	3.3	363,139	1.7	209,187	0.8	191,694	0.8	172,840	0.7	-10%
MANUFACTURING	6,056,136	28.4	4,162,162	19.3	3,603,304	14.2	3,414,747	13.4	3,236,419	12.6	-5%
CONSTRUCTION	1,089,426	5.1	1,003,553	4.7	1,148,508	4.5	1,152,596	4.5	1,139,576	4.4	-1%
DIST/HOTELS/CATERING	4,098,537	19.2	4,724,309	21.9	6,175,199	24.3	6,291,439	24.6	6,345,828	24.7	1%
TRANSPORT/COMM	1,399,612	6.6	1,350,843	6.3	1,558,190	6.1	1,553,813	6.1	1,540,702	6	-1%
BANKING/FIN/INS	1,730,951	8.1	3,373,336	15.6	4,995,975	19.6	4,995,037	19.6	5,086,244	19.8	2%
GENERAL SERVICES	5,871,139	27.6	6,293,097	29.1	7,518,009	29.5	7,712,163	30.1	7,968,660	31	3%
TOTAL EMPLOYMENT	21,314,233	100	21,577,931	100	25,458,422	100	25,548,074	100	25,716,246	100	1%

Table 15 - Employment Structure in Greater Manchester 1981-2003

	1981	%	1991	%	2001	%	2002	%	2003	%	Change 2002 to 2003
AGRICULTURE	2,123	0.2	2,134	0.2	796	0.1	1558	0.1	829	0.1	-47%
ENERGY AND WATER	24,119	2.3	12,674	1.3	10,060	0.9	8,312	0.7	2,180	0.2	-74%
MANUFACTURING	345,837	33.2	221,793	22.3	173,325	15.4	160,389	13.9	151,551	13	-6%
CONSTRUCTION	53,293	5.1	51,434	5.2	50,701	4.5	53,742	4.7	55,081	4.7	2%
DIST/HOTELS/CATERING	199,443	19.1	217,137	21.8	267,943	23.8	284,899	24.7	281,275	24.1	-1%
TRANSPORT/COMM	64,534	6.2	60,996	6.1	75,306	6.7	83,897	7.3	86,619	7.4	3%
BANKING/FIN/INS	76,450	7.3	142,804	14.3	209,155	18.6	225,304	19.6	245,094	21	9%
GENERAL SERVICES	276,138	26.6	286,986	28.8	338,433	30	334,533	29	346,277	29.6	4%
TOTAL EMPLOYMENT	1,041,937	100	995,958	100	1,125,719	100	1,152,634	100	1,168,906	100	1%

Table 16 - Employment Structure in SALFORD 1981-2003

	1981	%	1991	%	2001	%	2002	%	2003	%	Change 2002 to 2003
AGRICULTURE	401	0.4	0	0	186	0.2	302	0.3	296	0.2	-2%
ENERGY AND WATER	2,945	3.1	1,322	1.5	119	0.1	43	0	126	0.1	193%
MANUFACTURING	27,258	29.1	16,926	19.3	12,929	12.1	12,759	11.3	11,668	10.3	-9%
CONSTRUCTION	6,887	7.4	5,579	6.4	5,435	5.1	5,823	5.2	5,965	5.3	2%
DIST/HOTELS/CATERING	17,115	18.3	18,690	21.4	23,165	21.6	24,353	21.6	24,521	21.7	1%
TRANSPORT/COMM	6,358	6.8	3,354	3.8	6,066	5.7	7,398	6.5	5,950	5.3	-20%
BANKING/FIN/INS	3,823	4.1	12,629	14.4	22,940	21.5	25,449	22.5	26,129	23.1	3%
GENERAL SERVICES	28,761	30.7	29,098	33.2	35,939	33.7	36,850	32.6	38,382	34	4%
TOTAL EMPLOYMENT	93,548	100	87,598	100	106,779	100	112,977	100	113,037	100	0%

2.5.9 Salford and Greater Manchester both performed poorly between 1981 and 1991, when they both experienced a loss of overall employment at a time when the national employment structure continued to grow. However, during the last twelve years (1991 to 2003) Salford has out performed both the sub-regional and national averages and seen a 30% growth in the number of jobs. The latest available data (2003) shows that this growth has slowed, but there continues to be a re-structuring of the employment opportunities within Salford.

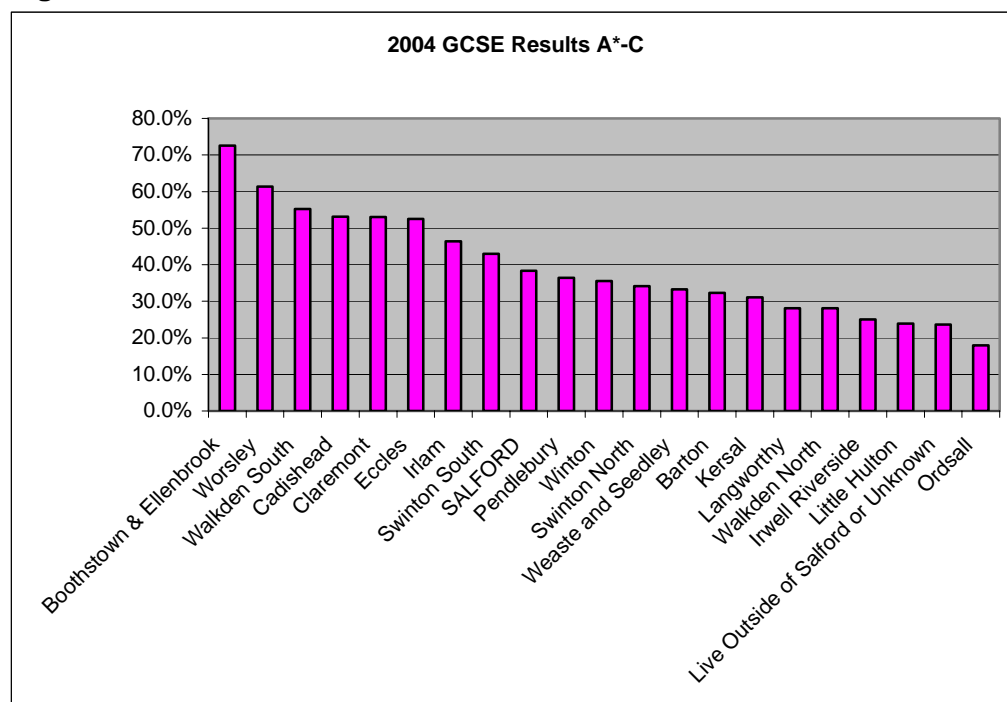
- 2.5.10 This growth has meant that the employment structure in Salford has seen a considerable change over the last 10 years. In that there has been a 20% fall in traditional manufacturing and manual type industries, compared to a 40% increase in the number of service related jobs.
- 2.5.11 An 'Economic Assessment Executive Report 2004' compiled by DTZ Peda for the Greater Manchester sub-region, projects that there will continue to be economic growth, at a rate of between 14% and 24%, in Greater Manchester between 2003 and 2015. This growth likely to occur across most of the employment sectors, with the exception of manufacturing where a further 30% decline is predicted between 2003 and 2015.

2.6 Education

GCSE Attainment

- 2.6.1 Figure 12 below demonstrates the variation in GCSE attainment levels across the city. The data represents the percentage of pupils living within each ward that took GCSEs during 2004 and achieved 5+ A*-C GCSE passes. During 2004, 38.3% of pupils living within Salford gained 5+ A*-C GCSE passes, which is below the national average of 53.7%.
- 2.6.2 Although this AMR specifically looks at the period 2004-2005 (*i.e. requires the use of data for exams taken in June 2004*), it is important to note that provisional attainment results for June 2005 suggest a significant increase in GCSE 5+A*-C in Salford. There has been a reduction in the gap between Salford (44.8%) and England (56.5%), GCSE attainment rates.
- 2.6.2 Figure 12 below clearly shows a disparity between the attainment levels within the Central Salford wards, compared to the wards with Salford West. On average 30% of pupils living within Central Salford gained five or more A*-C GCSE's during 2003, compared to 40% within Salford West.

Figure 12



Children in nursery or primary school places

- 2.6.3 Across the whole of the country there are almost 680,000 (50%) of all 3-4 year olds that are attending (either full or part time) nursery or primary school as at January 2003. This rate is higher in the North West and Salford where the attendance rates are 62% (103,000) and 81% (3,800) respectively. The high level of take-up within Salford is thought to be as a result of an appropriate number of nursery places being available (i.e. there is little under supply of places within Salford).

Children in primary and secondary maintained education

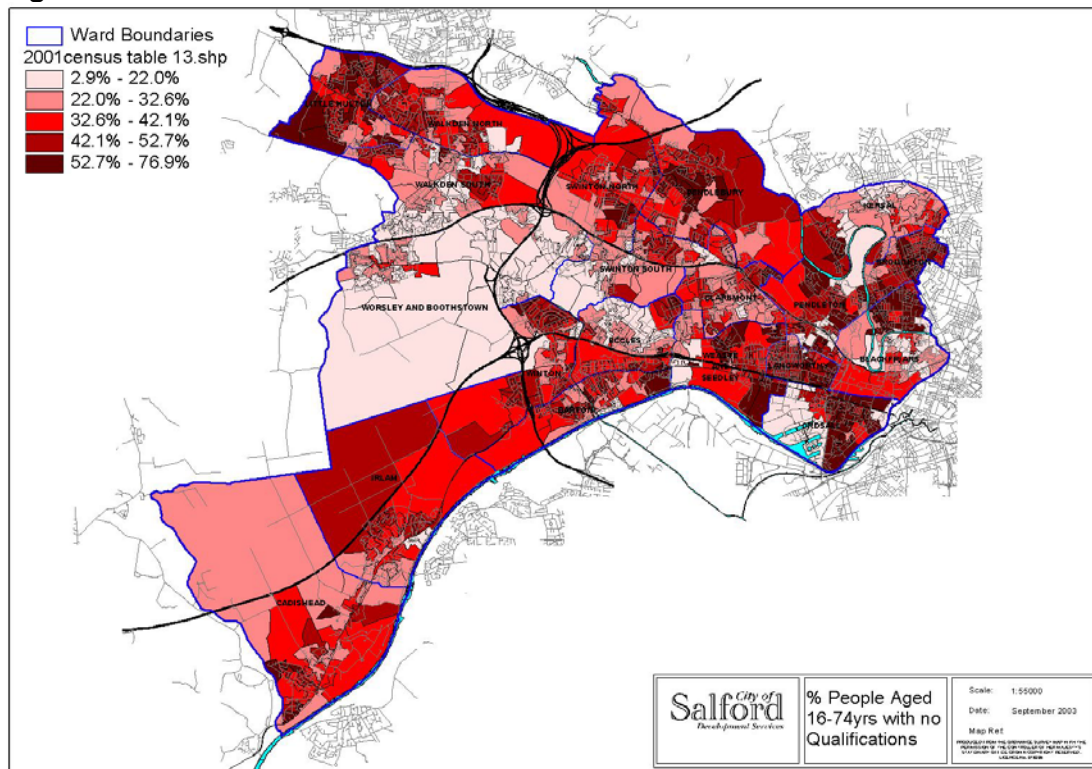
- 2.6.4 There were approximately 4 million children in primary school education and 3.3 million in secondary education across the UK, during the 2004/5 school year. Of these children almost 605,000 (inc. 19,000 from Salford) primary school children and 467,100 (inc. 12,600 from Salford) secondary school children attended schools in the North West.
- 2.6.5 In January 2005, the average size of classes (taught by one teacher) in primary schools in Salford was 25.9, compared to 26.2 nationally and 26.0 in the North West. In secondary schools, the average class size in Salford was 22.5, compared to England at 21.7 and the North West size of 21.6.

Post-compulsory education and training

- 2.6.6 In 2003 approximately 84% of all 16 years olds, and 74% of all 17 years olds across England have continued into post-compulsory education or work-based learning. The ratio is almost identical at the North West level where 83% of 16 year olds and 73% of 17 years olds have continued their education. In Salford however this ratio is much lower with only 78% of 16 year olds and 60% of 17 year olds continuing their education.
- 2.6.7 The University of Salford lies in the heart of Salford and provides a catalyst for the Knowledge Capital initiative running through the Regional Centre. The University is currently home to over 2,500 staff members and some 18,000 students, specialising in Health & Social Care; Business & Informatics; Arts, Media & Social Sciences; and Science, Engineering & Environment courses.

Qualification level and work related training

- 2.6.7 From the 2001 Census, there are 35.3 million people of working age in England. There are a greater proportion of people in Salford with no formal qualifications (36%) than across the North West (32%) or England as a whole (29%). Additionally, Salford has the third highest rate for people with no qualifications within Greater Manchester. Figure 13 below, highlights the distribution of those people with no qualifications.

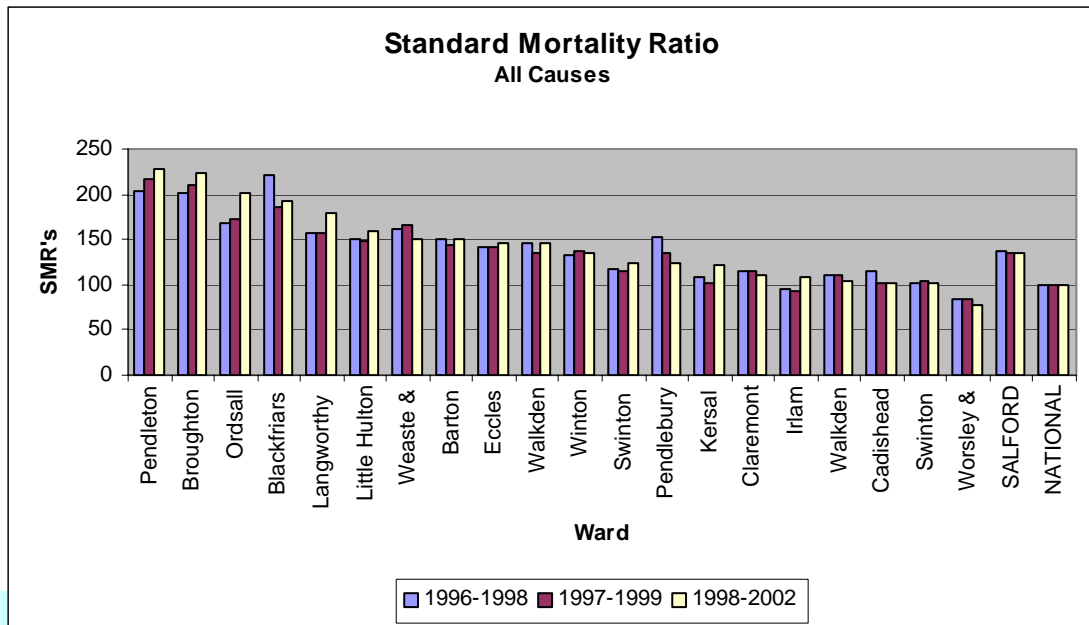
Figure 13

2.6.8 The percentage of people in Salford with one or more GCSEs or equivalent (58%) is slightly lower than for the North West (61%) and England (64%). The same is true for the proportion of people with first degrees or above (Salford 14%, North West 17%, England 20%).

2.7 Health

Standardised Mortality Ratio (SMR)

- 2.7.1 All SMRs are standardised against a national Index value of 100, therefore when considering that Salford's 1998 to 2002 average SMR is 136, there has been a third more deaths than expected against the national average.
- 2.7.2 Figure 14 below highlights the disparity across Salford in terms of SMRs, and demonstrates the concentration of high SMRs within Central Salford. Pendleton, Broughton and Ordsall wards all have SMRs about 200, which demonstrate a massive disparity against national, and the majority of other Salford ward ratios.

Figure 14

Life Expectancy

- 2.7.3 Life expectancy for men in Salford is currently 73.2 years (2001-2003), unchanged from the 2000-2002 figure. For women in Salford, life expectancy has decreased by 0.2 years from 78.1 years to 77.9 years. In comparison, life expectancy for men in England and Wales as a whole rose by 0.2 years (from 75.9 to 76.1 years); and for women it rose by 0.1 years (from 80.6 to 80.7 years).
- 2.7.4 As a result the gap between male life expectancy in Salford and the national average increased by 0.2 years to 2.9 years, and for women the gap increased by 0.3 years to 2.8 years.
- 2.7.5 Despite these figures trend analysis using data from 1991-1993 shows that Salford remains on target to meet the inequalities target by 2010 for men by closing the gap in life expectancy by 0.5 years, above the 0.3 years reduction required to meet the target. However, for women, life expectancy in Salford is now forecast to be 79.6 years in 2010, compared to 81.9 years for England and Wales. This represents a widening of the life expectancy gap of 0.2 years, in excess of the target figure of a reduction of the gap of 0.21 years needed to meet the target.

Teenage Pregnancy

- 2.7.6 Three-year averages indicate that between 1997/99 and 2000/03 the conception rate in Salford fell by 10.7% compared to a national average of 7.2%. Salford is off target to meet the 2010 target of a 50% decrease in the conception rate to 31.1 conceptions per 1000 women aged 15-17. At a ward level, actions continue to be targeted on those areas we know to be associated with a higher level of teenage conceptions. Although ward level figures based on single year numbers are a poor indicator we know that, consistently, wards such as Langworthy, Winton, Blackfriars, Pendleton and Little Hulton have a higher number of teenage conceptions than the rest of Salford.

Childhood Immunisations

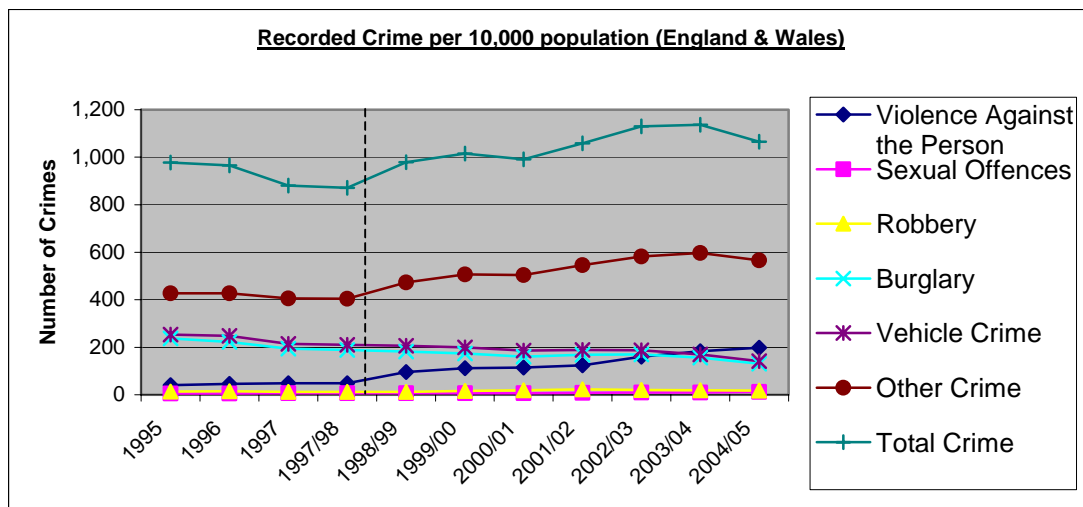
2.7.7 Primary childhood immunisations (Diphtheria, Tetanus and Pertussis) in Salford had a coverage rate was 94% against a target of 95%, whilst coverage of MMR vaccination was 83%. Although below the 95% target MMR vaccination rates rose this year as confidence in the vaccines grows again following the publication of definitive evidence that the vaccine is safe.

2.8 Crime

National Trends in Recorded Crimes

2.8.1 Figure 15 and table 17 below relates to crimes recorded by the Crime and Disorder Reduction Partnerships across the whole country.

Figure 15



2.8.2 Over the last decade vehicle crime and domestic burglary have been the key offences that had the highest recorded incidences across 'England and Wales' (141 and 130 per 10,000 population in 2004/05 respectively). However, it is noteworthy that while these two categories occurrences have declined, the number of crimes recorded of 'violence against the person' has been steadily increasing year after year and now stand at 198 per 10,000 persons, thus overtaking the former two main categories.

Table 17 - Recorded Crime per 10,000 population across England and Wales

Offence	1995	2003/04	2004/05	1yr % change	10yr % change
Violence Against the Person	41	183	198	8.3	386.9
Sexual Offences	6	10	12	17.0	101.3
Robbery	13	19	17	-12.3	30.3
Burglary	237	157	130	-16.9	-45.1
Vehicle Crime	253	170	141	-16.9	-44.1
Other Crime	427	597	567	-5.1	32.8
Total Crime	977	1137	1066	-6.3	9.1

2.8.3 Table 18 below relates to crimes recorded across Salford. Rates of Domestic Burglary and Vehicle Crime are much higher in Salford when compared to England and Wales, however the improvement rates in Salford over the last year, for both, are much better than the national averages.

Table 18 - Recorded Crime per 10,000 population across Salford

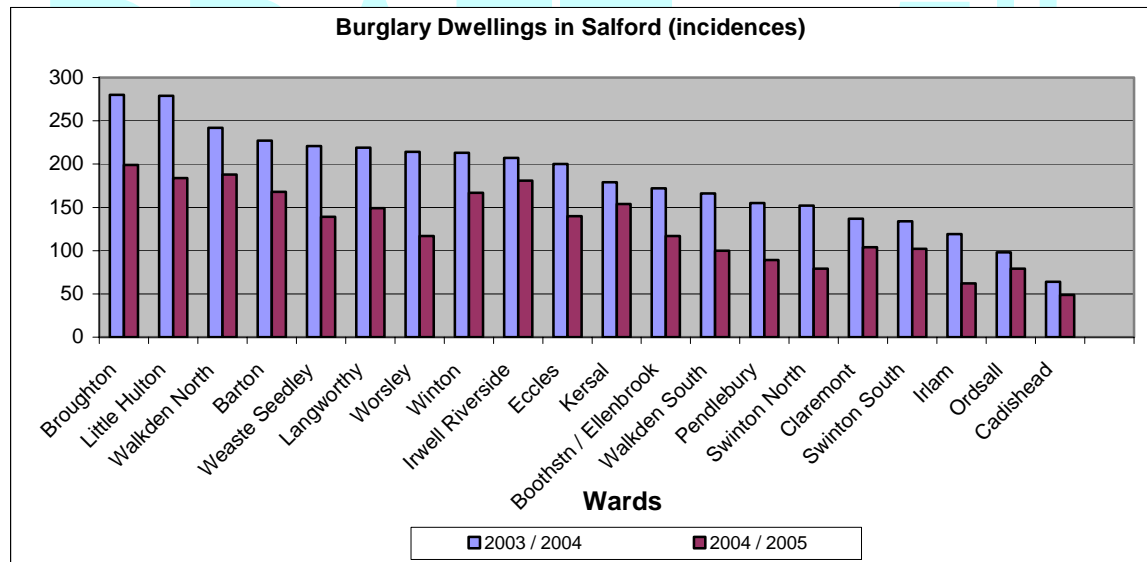
Offence	1998/99	2003/04	2004/05	1yr % change	6yr % change
Sexual Offences	N/a	34	10	-71.7	N/a
Robbery	N/a	42	11	-72.9	N/a
Burglary	593	407	287	-29.5	-53.7
Vehicle Crime	477	280	230	-19.2	-53.8

For Burglary Dwellings Household rates are shown per 10000 in brackets

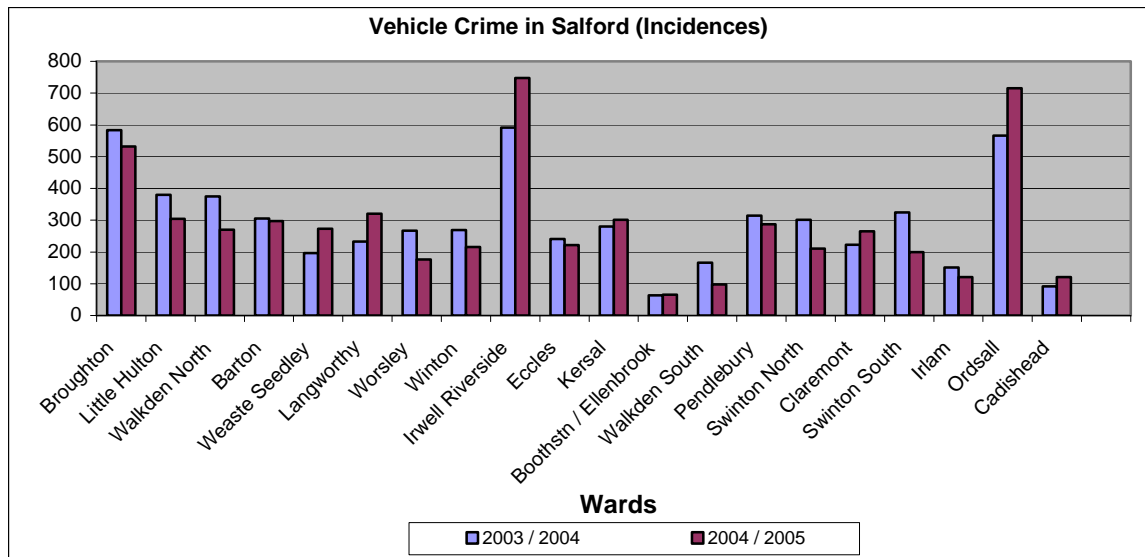
For Vehicle Crime Population rates are shown per 10000 in brackets

Household / Pop rates were taken from Mid year population estimates 2002

2.8.4 Figure 16 below focuses on key crime in Salford at present and displays the burglary of dwellings rates by Salford wards for the last two financial years. All wards have seen reductions in 2004/2005 compared to the 2003/2004 financial year.

Figure 16

2.8.5 Figure 17 below then displays the second most key crime in Salford (vehicle crime) rates by council ward for the last two financial years. Most wards have seen reductions in 2004/2005 compared to the 2003/2004 financial year. The exceptions are the majority of Central Salford wards (excluding Broughton), plus Cadishead, where Vehicle Crime has increased over the last year.

Figure 17

2.9 Transport and Road Safety

Usage of public transport – travel to work mode

Table 19 – Travel to work by mode (%)

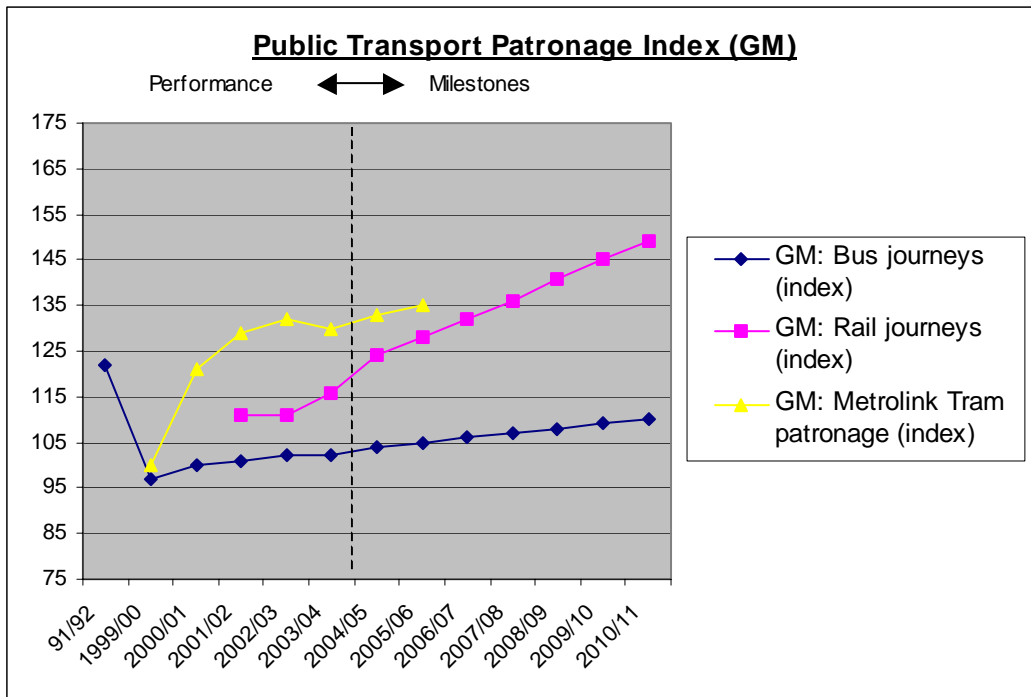
	Car/Van/ Minibus	Motorbike	Bicycle	Bus/ Coach	Rail	Underground/ Metro/Tram	Foot	Taxi/ Other
Salford	67.3	1.0	2.5	12.7	1.2	1.2	12.2	2.0
North West	73.5	1.0	2.6	8.4	2.1	0.6	11.1	0.6
England	69.9	1.2	3.2	7.4	4.3	2.9	10.6	0.5
United Kingdom	70.4	1.1	3.0	7.6	3.9	2.5	10.8	0.6

(ONS: Census 2001)

2.9.1 Data from the 2001 census shows that Salford continues to have a lower proportion of people travelling to work by car/van at 67.3% compared to England (69.9%) and the UK (70.4%).

2.9.2 In Salford usage of public transport is at 15.1% compared with 11% in the Northwest region, and 14% for the UK. The proportion of people travelling to work on foot is also slightly higher in Salford. The higher public transport usage rates within Salford can be linked to the lower than average car ownership within Salford (39% of all households have no car in Salford, compared to 30% across the Northwest and 27% across England). This is mainly due to a combination of the city having a high quality public transport network in place and also affordability issues around car ownership.

2.9.3 The Greater Manchester Local Transport Plan, Monitoring Report: July 2004 provided some additional information about the overall levels of public transport usage and the likely future trends for usage. Figure 18 below, demonstrates that the improvements in the level of public transport usage (particularly in Metro-link and Rail usage) over the past few years and the anticipated likely continuation of this trend into the future.

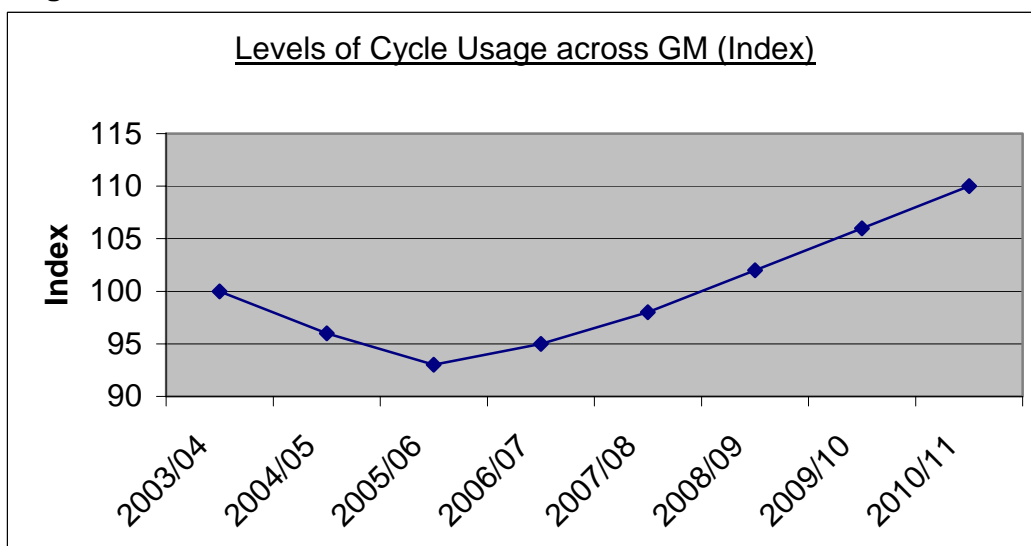
Figure 18

(Greater Manchester Local Transport Plan, Monitoring Report: July 2004)

NB For the Metrolink Tram the index target is not quoted after 2005/06 due to milestones being set after Phase 3 contract is awarded. The 2010 index figure is 251.

Levels of Cycle Usage in GM

2.9.4 Figure 19 below demonstrates the current level of cycle usage and a projection for future targets. Cycle usage has been decreasing in the last two years, however the GMPTE expects this to rise again to index 110 by 2010/11.

Figure 19

Road Accidents- those killed or seriously injured

2.9.5 There were approximately 37,200 people killed or seriously injured in road traffic accidents across Great Britain during 2003, however this is a 22% improvement in the average number of people killed or seriously injured during the 1994 to 1998 baseline period. These figures compare to 4,131

people killed or seriously injured across the North West, which is a 23% improvement on the 1994 to 1998 average.

- 2.9.6 More locally there were 1,096 people killed or seriously injured in Greater Manchester and of those 91 were within Salford, during 2003. There have been differing degrees of improvement in these two areas with GM showing a 14% reduction and Salford showing a 28% reduction.

2.10 Environment

Formal Open Space Audit for Salford

- 2.10.1 The audit of formal open space is updated every 3 to 5 years and compared to the Six Acre Standard (2.43 hectares) produced by the National Playing Field Association (NPFA). This is a national minimum standard for outdoor recreation that compares the quantity of open space that is available to each 1,000 population. There are four separate categories: Sports Pitches; Other Youth and Adult Space; Informal Children's Play space; and Equipped Children's Play space. This has been used as a guideline against which to undertake an audit of existing facilities and establish an initial benchmark for further assessment.
- 2.10.2 Table 20 below summarises the citywide standard from 1997 to 2005, which represents a gradual improvement. This standard has been affected by changes to the amount of open space in each category and fluctuations in the population of the city. During the period 1997 to 2005 some sites have been lost to other types of land use but there has been a net gain in the total amount of open space, which increased significantly (by 23.49ha) between 1997 and 2002, but only slightly (0.57ha) to 2005.
- 2.10.3 Clearly the 'NPFA Six Acre Standard' is a national Standard, which takes no account of local circumstances. It is based purely on the supply of sites, rather than what is actually needed, taking no account of population characteristics such as age structure, quality and suitability of the facility or local accessibility. The City Council is developing local standards for open space and sports pitches, which will be monitored to form a statistical baseline for 2006.

Table 20 – Formal Open Space Audit

NPFA Category	NPFA Standard per 1000 Population	Citywide 1997 Standard per 1000 population	Citywide 2002 Standard per 1000 population	Citywide 2005 Standard per 1000 population
Total NPFA Provision (A)	2.43 ha	1.87	2.05	2.05
Sports Pitch Provision (B)	1.2 ha	0.92	1.04	1.04
Other Youth Adult Play Space (C)	0.4 - 0.6 ha	0.13	0.10	0.10
Informal Children's Play Space (D)	0.4 - 0.5 ha	0.78	0.92	0.86
Equipped Children's Play Space (E)	0.2 - 0.3 ha	0.04	0.05	0.05
TOTAL OPEN SPACE (HECTARES)		432.57	456.06 (+ 23.49ha)	456.63 (+ 0.57ha)

Nature Conservation

2.10.4 English Nature determines the international and/or national importance of a site. In Salford there are no internationally important sites, although a section of Chat Moss lying just across the Salford City Council boundary in Wigan MBC is designated as the Astley and Bedford Mosses candidate Special Area of Conservation. In addition, there are no nationally important sites, although an area in the centre of Botany Bay Wood, which is important for its heronry, is identified as a potential Site of Special Scientific Interest (SSSI).

2.10.5 Although the total number of Site of Biological Interest (SBIs) from 2003 to 2004 has remained the same (i.e. 33), there has been the loss of the PSA, Agecroft site (due to unauthorised soil disposal – restoration is to be undertaken), and the identification of the new River Irwell site in 2004 (due to increased numbers of wintering birds using the stretch of river between The Cliff and The Crescent for feeding). Some other minor changes in the extent of habitats have arisen due to the updating of the geographical base maps on which the data is recorded.

2.10.6 Of those habitats recorded as being within the SBIs, a number have been identified as UK Priority Habitats in the UK Biodiversity Action Plan (BAP), and others have specific Habitat Action Plans (HAP) in the Greater Manchester Biodiversity Action Plan (GMBAP). Priority Habitats are those for which, one or more of the following criteria apply:

- The UK has international obligations
- The habitat is at risk or in decline
- The habitat may be functionally critical, or may support key species

2.10.7 Those Priority Habitats in Salford are wet woodland (no figures available), lowland acid grassland (21.3 ha in 2003, and 23.6 ha in 2004), lowland raised bog (13.9 ha in 2003 and 2004), and marsh/marshy grassland (8.26 ha in 2003 and 7.55 ha in 2004). Therefore of the 420.93 hectares of habitat occurring in the SBIs, in 2003, a total of 43.5 ha (10%) were UK Priority Habitats, and of the 430 ha of habitat in the SBIs in 2004, 45.1 ha (9.5%) were Priority Habitats. Those habitats in Salford for which there are specific HAPs in the GMBAP are lowland broadleaved woodland (59.3 ha in 2003 and 59.8 ha in 2004) ponds/lodges (20.1 ha in 2003 and 21 ha in 2004), canals and urban managed greenspace (no figures available).

2.10.8 Table 21 below provides a comparison of UK Priority Habitat data for the Salford SBIs between 2003 and 2004.

Table 21 – UK Priority Habitat data				
	2003		2004	
Lowland Acid Grassland	Hectares	%	Hectares	%
Grade A	3.8	17.8	6.6	27.9
Grade B	3.1	14.5	2.9	12.3
Grade C	14.4	67.6	14.1	59.7
Total	21.3		23.6	
Lowland Raised Bog	Hectares	%	Hectares	%
Grade A	13.4	96.3	No change	No change
Grade B	-	-	No change	No change
Grade C	0.5	3.7	No change	No change
Total	13.9		No change	
Marsh/Marshy Grassland	Hectares	%	Hectares	%
Grade A	0.1	1.2	-	-

Table 21 – UK Priority Habitat data

	2003		2004	
Grade B	5.9	71.9	5.0	66.6
Grade C	2.2	26.9	2.5	33.4
Total	8.2		7.5	

2.10.9 Comparison of the 2003 and 2004 SBI data suggests that there has been relatively little change in the extent and quality of the habitats.

Noise and light pollution: complaints

2.10.10 Salford City Council records and monitors the number of complaints that are made in relation to Noise and Light pollution issues. As this data is aggregated from reported complaints only, there is still some development work for us to complete before we can draw any firm conclusions from the data.

2.10.11 The recorded data does however show a fairly static number of complaints being made over recent years, with on average 700-800 made each year across the city. The big changes over the last 10 years, in terms of the overall numbers have been around:

- Commercial/Industry noise complaints – 42% reduction (146pa to 84pa);
- Alarm related noise complaints – 45% reduction (112pa to 61pa);
- Road Traffic noise complaints – 50% reduction (19pa to 9pa);
- Construction work noise complaints – 45% increase (56pa to 81pa);
- Domestic/Pets/etc noise complaints – 91% increase (217pa to 415pa);
- Light pollution complaints – 100% increase (9pa to 18pa).

Flood risk & Water Quality

2.10.13 There is a considerable land area (est. 1,062ha – 11% of city area) of Salford, particularly around the River Irwell, that has a greater than 1:100 year risk of flooding. Within this area there are approximately 11,980 properties, of which 5,800 are felt to be at most risk irrespective of any flood defence measures that may take place.

2.10.14 During 2004/05 there were 61 Full or Outline Planning Applications made within or adjacent to the 1:100 year flood plain area, of which nineteen were significant enough to require consultation with the Environment Agency. None of the applications were granted planning permission against the Environment Agency's advice.

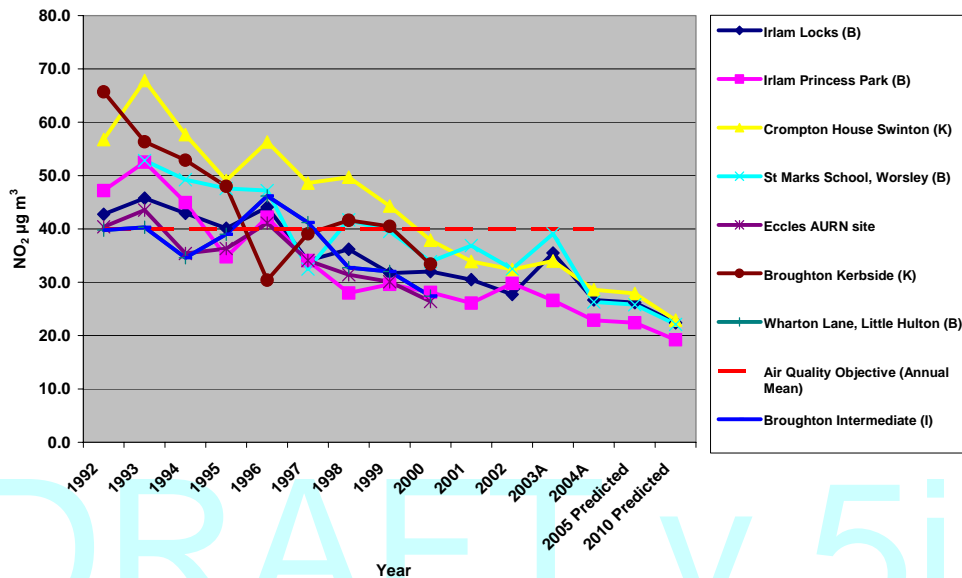
Air Quality

2.10.15 Salford has undertaken several studies of air quality under the Environment Act 1995 Section 82. The most recent review completed in 2004 indicated exceedences of two government health based standards (i.e. annual average nitrogen dioxide around the major arterial road network and the daily particles at the M60), although five other pollutants (carbon monoxide, sulphur dioxide, benzene, 1,3 butadiene, and lead) were not exceeded.

2.10.16 Concentrations of pollutants have generally fallen in the UK due to tighter emission controls and cleaner vehicles. The trend is observed more at background sites than roadside sites. Levels will fluctuate year to year due

to weather patterns. Figure 20 below shows the downward trend in nitrogen dioxide concentrations, at monitoring stations across Salford.

Figure 20



2.10.17 The main source of pollution in Salford for nitrogen dioxide and particulates is from transport, but industrial and heating account for over 30% of particles. In recognition of this all local authorities in England are required by the Home Energy Conservation Act 1995 (HECA) to work towards reducing the level of energy consumed by the whole domestic sector (i.e. all tenures) in their area, and thus reducing pollution.

2.10.18 Annual Reduction in CO₂ emissions and energy consumption across Salford are measured against a 1996 baseline of:

- CO₂ emissions = 850,215 tonnes per annum
- Energy consumption = 12,665,995 Giga joules per annum

2.10.19 To reduce emission levels and energy consumption in the domestic sector the council has a number of schemes and programs to promote energy efficiency around installing better insulation for wall and loft. There are also schemes to encourage installation of more efficient heating systems.

2.10.20 The city council is required to set a realistic target to cut CO₂ emissions and energy consumption in the whole domestic sector (i.e. all tenures) by April 2007, which are:

- 21% reduction in energy use &
- 19% reduction in CO₂ emissions

2.10.21 Last year (see table 22) Salford City Council reported that the domestic sector had achieved a 17.99% (20.63 tonnes) reduction in energy consumption using the 1996 baseline.

Table 22 – Reduction in CO ₂ emissions	
Tenure	Reduction in CO ₂ emissions
Owner Occupied	7.86 Tonnes
Local Authority	4.34 Tonnes
Private Rented Sector	3.92 Tonnes
Registered Social Landlord	0.93 Tonnes
Overall Improvement	20.63 Tonnes

National Land Use Database (NLUD) / Brownfield sites

2.10.22 The objective of the NLUD is to develop a complete and consistent up-to-date geographical record of land-use at the national level. This arose from the need to monitor the national target that, by 2008, 60% of additional housing should be provided on previously developed land, also known as brownfield land (including conversions of existing buildings).

2.10.23 Table 23 below has been included in this report to demonstrate a comparison of Salford 2004 data with Salford 2003 data and a 6-city average comparator (based on other major cities in Northern England).

Table 23 – NLUD Summary 2004					
NLUD Categories			Salford 2004 (ha)	Salford 2003 (ha)	6 city average 2003 (ha)
Vacant and derelict land and buildings	Previously developed vacant land (A)	All	99	103	143
		Suitable for housing	15	50	82
	Derelict land and buildings (C)	All	330	354	233
		Suitable for housing	13	144	112
	Vacant buildings (B)	All	19	32	70
		Suitable for housing	10	16	35
Currently in use	With planning allocation or permission (D)	All	83	60	80
		Suitable for housing	38	32	44
	Other with known potential (E)	All	62	18	70
		Suitable for housing	0	0	45
All types (A-E)		All	593	567	596
		Suitable for housing	76	301	327

NB 6-city average in Table 23 represents six primary cities in northern England: Leeds, Liverpool, Manchester, Newcastle, Salford, and Sheffield.

2.10.24 Overall table 23 above demonstrates that significant progress has been made in the re-use of vacant previously developed land (8% reduction in categories A, B, C between 2003 and 2004) in Salford. Also that table demonstrates the positive way in which potential future land is being identified at an early stage (85% increase in categories D and E which could offer future potential).

2.10.25 The vast majority (totalling nearly 200ha) of the identified previously developed land sites are most suitable for employment related uses, which may be a result of most of the sites actually coming from previous employment related activity. However, there is also a significant amount (over 140ha) of land identified as being suitable for residential and / or mixed-use developments.

Heritage & Conservation

2.10.26 Table 24 below outlines the changes that have occurred in Salford's stock of listed buildings and conservation areas. In overall terms there has been an increase in the number of both listed buildings and conservation areas over recent years.

Table 24 - Summary of Overall Change in Heritage and Conservation			
	1995	2005	Comments
Buildings at Risk	2	1 (Collier Street Baths)	One site has now been converted to apartments and is no longer at risk.
Listed Buildings	267 (Grade I: 3, Grade II*: 13, Grade II: 251)	273 (Grade I: 5, Grade II*: 14, Grade II: 254)	
Scheduled Ancient Monuments	1: The apron at The Delph (Worsley Village)	3: now includes 'The Moated Wardley Hall' and 'The Subterranean Iron Age Promontory Fort' site (Cadishead)	
Parks and Gardens of Historic Interest	0	2: Weaste Cemetery, Buile Hill	(Both sites designated Grade II)
Conservation Areas	15	16: now includes The Mines Rescue Station (Boothstown)	In 1994 The Cliff conservation area was extended to twice the original size.

2.11 Waste

2.11.1 We are currently working with the Greater Manchester Waste Authority to develop appropriate baselines and monitoring systems to enable to effective assessment of Mineral and Waste issues. As this development work is still at an early stage and any analysis of the data would carry significant caveats, it is felt that it would be appropriate to exclude analysis of waste issues from this first AMR and seek to include data in future reports.

2.12 Key Challenges identified in Section 2

2.12.1 This section of the AMR has comprehensively set out the current social, economic and environmental position in Salford and has identified a number of key issues for the city to note in it's LDS. These issues relate to:

- **Population loss**, where there has been a long history of losing population from the inner city area. Future **projections are encouraging** and the city's current and planned interventions will have a significant role the play in capitalising on this stabilisation and possible growth.
- **Population age profile**, where there is predicted to be a shift in the population age profile of the city, resulting in an older population in general. Therefore **we will need to start to consider, in partnership with our community, health and social care providers, for the possible future service demands for an older population.**
- **Housing provision**, where **Salford's performance against the requirements outlined in RPG13 is exceptional.** Emerging work on the review of RPG13 suggests that Salford's housing provision figure will increase significantly in the next few years and therefore the challenge will be to ensure that performance against these revised figures is equally as positive.
- **House building**, where there has been a significant shift in the patterns of housing development within Salford, in that house building has traditionally always out performed, in terms of total numbers, the development of new apartments and flats. Over the last five years development activity within Salford has seen the **balance shift away from large scale housing developments within the suburban west of the city, to**

high density apartment type development, which are mainly, but not exclusively, concentrated close to the regional centre within the urban core of the city. The question however that we need to ask is whether this shift away from traditional family housing is sustainable for a city like Salford, or whether it risks limiting housing choice and therefore the sustainability of communities and neighbourhoods.

- **Affordability and housing needs**, where Salford has to date always had a flexible approach to affordable housing development, as there has traditionally always been affordable housing stock within the city. However, the recent large-scale house price increases across the country coupled with major successful regeneration activity within Salford, have raised questions regarding the potential need for additional affordable housing. *The development of a housing market SPD for the city will seek to further evidence the scale of the potential problem and put policies in place to address some of the issues.*
- **Economic growth**, where in 2002-2003 Gross Value Added within the North West has experienced growth that exceeded that observed nationally and therefore a subsequent narrowing of the gap between the North West region and the Country as a whole, supporting the overarching objective of the 'Northern Way Growth Strategy'. *The challenge is to continue this reduction in the productivity gap*, and planning will have an important role to play in ensuring that a range of competitive sites are available to meet the needs of the various economic sectors, particularly the growth sectors targeted in the 'Manchester City Region Development Programme'.
- **Incomes, training and job opportunities**, where Salford is still some way behind the national and regional averages in terms of average household incomes. This issue has been partly highlighted above with it links to *affordability and housing needs*. However, it also has implications for employment needs and opportunities, training and skills, accessibility and transport and services. The significant levels of deprivation in the city make it important that the benefits of further economic growth are spread as widely as possible and to ensure that the quality as well as the quantity of employment opportunities available to Salford residents continues to increase.
- **Health**, where there are significant issues (around SMR, Life Expectancy, General Ill Health, Teenage Pregnancy) within Salford, many of which will need to be addressed through improved 'quality of life' (i.e. links to *better employment, accommodation, education, opportunities*, etc) in partnership with the work that Salford PCT and others are doing. This joint working will be essential to the longer term sustainability of Salford's Local Development Framework (LDF).
- **Crime**, where there have been *significant reductions in crime levels within Salford* and although rates of crime are still significantly higher within Salford than they are nationally or regionally, the rate of improvement has been such that there is a continual closing of the gap.
- **Transport**, where *levels of car ownership are lower in Salford than they are nationally and regionally*. This translates into a higher dependency on public transport usage (particularly in the case of modes of travel to work) within Salford, which may be through necessity rather than choice, but could be considered more sustainable, for example in terms of reducing carbon dioxide emissions.
- **Open Space**, where between the period 1997 to 2005 some open space sites have been lost to other types of development, but in overall terms there has still been a *net increase in the amount of available open space within Salford*. Additionally there has been a broad *protection / retention of SBI sites within Salford where there has been no net change in the*

number of sites; and the area of UK Priority Habitats within the City, where again there has been little net change to overall area.

- **Previously Developed Land**, where during the last financial year monitoring of PDL sites has demonstrated that *significant progress (8% reduction) has been made in terms of the re-use of PDL. Well over 90% of all new developments have taken place on PDL sites, surpassing the Government target.*
- **Air Quality**, where Air Quality in Salford has been improving in line with the trend across the UK, mainly due to tighter emission controls and cleaner vehicles. Although transport is the major contributor to poor air quality, industry and heating account for 30% of all particles. Salford City Council is required to plan and implement schemes to reduce energy consumption and has an Air Quality Management Area aimed at further improvements to air quality. Therefore, *we need to ensure that our planning policies reflect the key aims of these schemes to further reduce pollution.*
- **Climate Change**, where *good progress has been made towards challenging targets set across the city for reducing CO₂ emissions and energy consumption.* It is important that we recognise the need to continue this improvement and the impact that might have on future planning policies. Additionally, we need to continue to monitor the effects of a changing climate, particularly around flood risk and biodiversity, against the general socio-economic performance of the city and ensure that our future planning policies reflect any changing demands.
- **Conservation and Heritage**, where over the last ten years there has been an *increase in the number of listed buildings* within Salford from 267 to 273, and there has been no loss of listed buildings, since a list review in 1998. Additionally, there has also been an *increase in the number of conservation areas, ancient monuments and parks & gardens of historic interest* within Salford.

3.0 Document Production

3.1 Development Plan

- 3.1.1 Between November 1995 and the date of the commencement of Section 38(3) of the Planning and Compulsory Purchase Act 2004 (28th September 2004), the development plan for Salford has consisted of the City of Salford Unitary Development Plan.
- 3.1.2 Since 28th September 2004, the development plan has consisted of:
- The City of Salford Unitary Development Plan; and
 - The Regional Spatial Strategy for the North West (RPG13).
- 3.1.3 The current Unitary Development Plan (UDP) for Salford was adopted in November 1995. The UDP has no specified end date, although policy H4 on housing land supply deals only with the period 1986 to 2001. Whilst progress has been made towards the provision of a replacement plan (see below), adoption of this replacement plan is still some way off and therefore the 1995 Adopted Plan remains the statutory development plan for the city.
- 3.1.4 In accordance with the provisions of the Planning and Compulsory Purchase Act 2004, the 1995 Adopted UDP will retain its development plan status as a "saved" plan until such time as the Review UDP is itself adopted or in the event that the Review UDP is not adopted, for a period of three years from the commencement of the Act (i.e. until 28th September 2007).
- 3.1.5 Whilst the 1995 Adopted Plan is guided by an overall planning strategy (Chapter 3) that in part identifies a set of area based objectives and topic based themes, there is no attempt within the document to set out more specific objectives, targets and indicators for plan monitoring purposes. As such, the Plan does not lend itself easily to the form of monitoring envisaged by the Planning and Compulsory Purchase Act, PPS12 and the Local Development Framework Good Practice Guide. This lack of clear objectives, targets and indicators is itself a deficiency within the Plan that the plan review process has sought to address.
- 3.1.6 The need to monitor the Plan's performance is however recognised in a short section on monitoring review contained in Chapter 15 of the Plan, "Implementation and Resources"(see in particular paragraph 15.13). An initial monitoring report on the Plan, which covered the period November 1995 to September 1997, was reported to the former Planning and Development Committee in April 1998. The main findings of this first monitoring report were that there had been significant changes to both national and regional planning policy frameworks since the Adopted Plan had been produced and that this had implications for various sections of the Plan (notably Environment, Retailing, Transportation, and Minerals and Waste), which justified commencing a formal review of the Plan.

3.2 The Local Development Scheme

- 3.2.1 This section reports on whether the timetable and milestones within the LDS are being achieved. The requirement for the LDS in 2004/5 was for local authorities to have submitted their first LDS to the Secretary of State for approval by 28th March 2005. The first Salford City Council Local Development Scheme was submitted to the Secretary of State on 16th March 2005 and the document was approved on 6th April 2005.
- 3.2.2 The LDS sets out 16 LDDs that the City Council will at least commence production of over the next 3 years. This includes the Statement of Community Involvement, Core Strategy, and Pendleton Area Action Plan where work will be commenced but not completed within the 3 year period and a further 12 SPDs which will all be completed within the 3 year period. The full list of documents, together with the information required in regulation 48(3), is found in the tables on pages 37 to 39.
- 3.2.3 There was only one document within the LDS that was due to commence production before the 31st March 2005. This was the Lower Broughton Design Code SPD. The LDS stated that work would commence on this in January 2005 but no other milestones for its production fall within the monitoring period of this report. Work commenced on this document in January 2005 as outlined in the LDS.
- 3.2.4 Since March 2005 work has commenced on both the Pendleton DPD and the Core Strategy as well as on 9 SPDs. Progress on these documents has largely been as timetabled within the LDS and information is included on their progress in the tables on pages 39 to 42.
- 3.2.5 During the period of this monitoring report no document within the LDS was adopted or approved.

A. DPDs SPECIFIED WITHIN THE LDS

Title	Statement of Community Involvement		
Subject	The SCI will set out how the city council will consult on all Local Development Documents, and their accompanying Sustainability Appraisals as well as on planning applications. It will set out how we will identify key stakeholders and consultees, the methods of engagement that will be used and how representations will be dealt with and responded to.		
Area	City-wide		
Stage	LDS Timetable		
Commencement of Production	April 2006		
Early consultation	June – July 2006		
Public Participation on draft statement	November – December 2006		
Date for Submission to SoS	August 2007		
Public Consultation on Submission document	September – October 2007		
Pre-Examination Meeting	October 2007		
Examination	January 2008		
Estimated Date for Adoption	May 2008		
Comment	Work is not due to commence on this document until April 2006.		

Title		Core Strategy
Subject	<p>The Core Strategy will:</p> <ul style="list-style-type: none"> • Set out the long-term spatial vision for the city (up to 2021), and the overall strategy for delivering that vision; • Identify the overall level of different types of development (including housing, employment, retail, and leisure) that is envisaged in the city during that period, and the general geographical distribution of that development; • Define the city's hierarchy of town and neighbourhood centres; • Identify the main improvements in infrastructure that are required to support that scale and distribution of development; • Set out the strategic spatial policies for the city; • Set out the broad vision and strategy for individual parts of the city, identifying the key issues in each area; • Include a Key Diagram; and • Identify the links with, and support the delivery of, other key strategies and plans, including the Community Plan. 	
Area	City Wide	
Stage		LDS Timetable
Commencement of Production		September 2005
Initial Public consultation on issues and options		January – February 2006
Public Participation: Preferred Options & Proposals		September – October 2006
Date for Submission to SoS		June 2007
Public Consultation on Submission document		June – August 2007
Pre-Examination Meeting		October 2007
Examination		January – February 2008
Estimated Date for Adoption		October 2008
Comment Initial work commenced on the production of this document in September 2005. Initial evidence gathering is currently being carried out in preparation for the consultation on the issues and options in the new year.		

Title		Pendleton Area Action Plan
Subject	<p>To provide planning policy guidance for the physical, social and economic regeneration of the Pendleton area. Will include proposals for design and layout, scale and type of land uses, traffic management, open space, community uses and housing types.</p>	
Area	Pendleton	
Stage		LDS Timetable
Commencement of Production		April 2005
Initial Public consultation on issues and options		August - September 2005
Public Participation: Preferred Options & Proposals		May – June 2006
Date for Submission to SoS		February 2007
Public Consultation on Submission document		March – April 2007
Pre-Examination Meeting		June 2007
Examination		September – October 2007
Estimated Date for Adoption		June 2008

Title	Pendleton Area Action Plan	
Comment	Work commenced on this document in April 2005. In order to maximise the opportunity for people participate in the early stages initial consultation on issues and options actually took place over a period running from July-October 2005. This is now completed and the information gained is being used to develop the preferred options documentation. This is in accordance with the timetable in the LDS.	

Title	Proposals Map	
Subject	To map development plan policies, designations and proposals	
Area	City Wide	
Stage	LDS Timetable	Actual Timetable
Review UDP	January 2006	June 2006
Pendleton Area Action Plan	June 2008	June 2008
Comment	At the time the LDS was produced it was expected that the Inspector's Report into the Review UDP would be available at the end of May. However it was not received and published until September 2005. This has delayed the timetable for the adoption of the review UDP. The revised timetable for the adoption of the Review UDP is set out in section 3.3. Consequently the proposals map will not be adopted until June 2006.	

B. SPDs SPECIFIED WITHIN THE LDS

Title	Housing Market SPD	
Subject	To provide more detailed guidance on housing development within the city. It will address issues relating to the city's housing market, the house type and mix sought in various parts of the city, affordability and issues relating to student accommodation.	
Area	City-wide	
Stage	LDS Timetable	
Commencement of Production	May 2005	
Preparation of Draft SPD	November 2005 – March 2006	
Public Participation	May – June 2006	
Estimated Date for Adoption	November 2006	
Comment	Work has commenced on this document and is progressing as timetabled in the LDS. The draft SPD is currently being produced.	

Title	Salford Green Space Strategy	
Subject	To provide detailed guidance on the distribution of green space provision within the city. It will set out standards of provision and how these standards will be met, deficiencies and strategic connections between important areas of green space and urban neighbourhoods.	
Area	City-wide	
Stage	LDS Timetable	
Commencement of Production	May 2005	
Preparation of Draft SPD	October – December 2005	
Public Participation	February – March 2006	
Estimated Date for Adoption	August 2006	
Comment	Work has commenced on this document and is progressing as timetabled in the LDS. The draft SPD is currently being produced.	

Title	Nature Conservation and Biodiversity	
Subject	To provide guidance on the implementation of the nature conservation policies, with particular reference to the location and condition of wildlife corridors and 'priority' habitats and species, with a view to setting targets for the protection, enhancement and (where possible) the re-establishment of those habitats and species	
Area	City-wide	
Stage		LDS Timetable
Commencement of Production		May 2005
Preparation of Draft SPD		October – December 2005
Public Participation		February – March 2006
Estimated Date for Adoption		August 2006
Comment	Work has commenced on this document and is progressing as timetabled in the LDS. The draft SPD is currently being produced.	

Title	Lower Broughton Design Code	
Subject	To set out the design principles that will be used to govern development as part of the regeneration of Lower Broughton	
Area	Lower Broughton	
Stage		LDS Timetable
Commencement of Production		January 2005
Preparation of Draft SPD		May – June 2005
Public Participation		July – August 2005
Estimated Date for Adoption		February 2006
Comment	This document is entering the final stages of production and has met all of the deadlines identified in the LDS thus far. It is anticipated that it may be adopted ahead of schedule.	

Title	Planning Obligations	
Subject	To provide advice on the use of planning obligations within the city. As well as general guidance on the use of Section 106 agreements within the city, it will give specific advice on the requirements for: <ul style="list-style-type: none"> a) new open space or open space improvements as part of new housing developments b) affordable housing in association with new developments c) infrastructure and public realm works d) transport improvements e) local employment and training provision in association with large developments 	
Area	City-wide	
Stage		LDS Timetable
Commencement of Production		June 2005
Preparation of Draft SPD		January – April 2006
Public Participation		May – July 2006
Estimated Date for Adoption		December 2006
Comment	Work has commenced on this document and is progressing as timetabled in the LDS. Work is about to start on the production of the draft SPD.	

Title	Ellesmere Park
Subject	To provide detailed guidance on development within the Ellesmere Park area.
Area	Ellesmere Park
Stage	LDS Timetable
Commencement of Production	June 2005
Preparation of Draft SPD	January – April 2006
Public Participation	May – July 2006
Estimated Date for Adoption	November 2006
Comment	Work has commenced on this document and is progressing as timetabled in the LDS. Work is about to start on the production of the draft SPD.

Title	Design & Crime
Subject	To provide guidance for developers on designing out crime, including the issue of alley-gating. (Review of current SPG)
Area	City-wide
Stage	LDS Timetable
Commencement of Production	June 2005
Preparation of Draft SPD	November – December 2005
Public Participation	February - March 2006
Estimated Date for Adoption	July 2006
Comment	Work has commenced on this document and is progressing as timetabled in the LDS. The draft SPD is currently being produced.

Title	House Extensions
Subject	To advise householders and their agents on policy guidelines for residential extensions. (Review of current SPG)
Area	City-wide
Stage	LDS Timetable
Commencement of Production	June 2005
Preparation of Draft SPD	November – December 2005
Public Participation	February - March 2006
Estimated Date for Adoption	July 2006
Comment	Work has commenced on this document and is progressing as timetabled in the LDS. The draft SPD is currently being produced.

Title	Trees & Development
Subject	To provide detailed guidance for the protection of existing trees and the provision of new trees in development proposals. (Review of current SPG).
Area	City-wide
Stage	LDS Timetable
Commencement of Production	June 2005
Preparation of Draft SPD	November – December 2005
Public Participation	February - March 2006
Estimated Date for Adoption	July 2006
Comment	Work has commenced on this document and is progressing as timetabled in the LDS. The draft SPD is currently being produced.

Title	Telecommunications	
Subject	To provide guidelines on which applications for mobile phone masts will be assessed and on related telecommunications issues	
Area	City-wide	
Stage		LDS Timetable
Commencement of Production		June 2006
Preparation of Draft SPD		November – December 2006
Public Participation		February - March 2007
Estimated Date for Adoption		July 2007
Comment	Work is not due to commence on this document until June 2006.	

Title	Hot Food Take Aways	
Subject	To advise applicants and their agents on the policy guidelines for Hot Food Take Aways.	
Area	City-wide	
Stage		LDS Timetable
Commencement of Production		June 2006
Preparation of Draft SPD		November – December 2006
Public Participation		February - March 2007
Estimated Date for Adoption		July 2007
Comment	Work is not due to commence on this document until June 2006.	

Title	Provision for Recycling in New Developments	
Subject	To provide guidance for developers on the need to provide dedicated space for the storage and collection of recyclable materials as part of new development	
Area	City-wide	
Stage		LDS Timetable
Commencement of Production		June 2006
Preparation of Draft SPD		November – December 2006
Public Participation		February - March 2007
Estimated Date for Adoption		July 2007
Comment	Work is not due to commence on this document until June 2006.	

3.3 The Unitary Development Plan

3.3.1 The city council is currently reviewing the UDP, and the process thus far has been as follows:

- Issues Paper consultation April 1999
- First Deposit Draft consultation February to March 2003
- Revised Deposit Draft consultation November 2003 to January 2004
- Pre-Inquiry Changes consultation June to August 2004
- Public Inquiry September 2004 to February 2005
- Inspector's Report published September 2005

3.3.2 The timetable published in the Revised Deposit Draft UDP in November 2003 indicated that the Inspector's Report would be published in May/June 2005 and the Plan Modifications in September 2005, with the replacement UDP adopted by the city council in January 2006. However, for reasons beyond the city council's control, the Public Inquiry into the replacement UDP lasted until February 2005 rather than October 2004, which has resulted in the rest of the UDP review timetable being delayed.

- 3.3.3 It is now anticipated that the Plan Modifications will be published in January 2006, with the replacement UDP being adopted by the city council in June 2006.
- 3.3.4 The UDP Inspector's Report makes a wide range of recommendations, which the city council will respond to in due course. Both the recommendations and other comments made by the Inspector will require the city council to review its Local Development Scheme as a priority, in order to ensure that the planning policy framework that will emerge over the next few years will be as robust and effective as possible. In particular, the Inspector urges the city council to take full advantage of the new development plan system introduced by the Planning and Compulsory Purchase Act 2004, and to give consideration to producing more Area Action Plans in order to support regeneration activity within Salford.
- 3.3.5 Although the Draft Replacement UDP has not yet been adopted, nevertheless policies in the emerging Plan are a material planning consideration and weight can be attributed to them in the determination of planning applications, that weight being determined by the stage reached in the review process, the scale and nature of any formal objections received and the Inspectors report. Development Control case officers have therefore begun to refer to draft policies in their assessment of development proposals and it is therefore considered appropriate to begin to assess the effectiveness of these draft policies as part of this monitoring exercise.
- 3.3.6 The Draft Replacement Plan is also more closely aligned with current Government guidance on Plan monitoring than the Adopted Plan, as it contains clearly stated objectives (the 7 aims of the Plan), as well as indicators and targets for monitoring purposes. In all, 32 indicators are identified in Chapter 18 of the Revised Deposit Draft Plan and there are 28 specified targets. There is some degree of overlap between the Draft Plan's indicators and the national core output indicators for local development frameworks identified in the Good Practice Guide. Both sets of indicators will be used in this monitoring exercise.

3.4 Local Development Orders

- 3.4.1 The city council has not adopted any local development orders under section 61A of the Town and Country Planning Act 1990.

4.0 Implementation of Plan Policies

4.1 Adopted UDP Allocations

- 4.1.1 This section of the AMR covers the requirements of paragraphs 4 and 5 of Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004.
- 4.1.2 Salford does not have any adopted Development Plan Documents. Therefore, consideration of development plan policies that are not being implemented is limited to the Adopted Unitary Development Plan.
- 4.1.3 The Adopted UDP policies that the city council considers are not being implemented are summarised in table 25 and identified in more detail, together with the reasons why they are not being implemented, and any proposed response (either in terms of how the policy's implementation will be secured in the future, or whether a replacement policy is to be produced, e.g. in a Development Plan Document or the replacement UDP) in table 26.
- 4.1.4 Several of the Adopted UDP Policies refer to now extinct organisations, such as the National Rivers Authority and British Rail. Similarly, Policies S1, S3 and S5 all refer to Class A3 (Food and Drink) of the Use Classes Order, which has now been broken down into three separate use classes (A3 Restaurants and Cafes, A4 Drinking Establishments, and A5 Hot Food Takeaways). However, these issues are not considered to prevent the city council from implementing the policies.

Table 25 – Summary of Adopted UDP Allocations

Policy Areas	Number of Allocations	Number of Allocations brought forward to Development (fully completed or under construction)	Number of Allocations partially brought forward to Development	Number of Allocations not brought forward to Development	Number of Allocations developed for different use than intended
EC1 – Strategic Sites	2	0	2	0	0
EC11 – Office Development	9	2	0	2	5
EC12 – Business & Hi-Tech Uses	7	3	1	3	0
EC13 – Industry & Warehousing	35	9	2	19	5
EN27 – Manchester, Bolton, Bury Canal	1	0	0	1	0
H9 – Housing Development	44	36	4	4	0
S7 – Retail Development	4	3	0	1	0
T16 – Major Road Schemes	6	5	1	0	0
T17 – Metrolink	1	1	0	0	0
T18 – Pedestrianisation	1	1	0	0	0
TR7 – Tourist Development	3	3	0	0	0
R11 – Country Parks	3	0	0	3	0

Table 25 – Summary of Adopted UDP Allocations

Policy Areas	Number of Allocations	Number of Allocations brought forward to Development (fully completed or under construction)	Number of Allocations partially brought forward to Development	Number of Allocations not brought forward to Development	Number of Allocations developed for different use than intended
R12 – Recreation Land & Facilities	21	2	2	17	0
SC15 – Civic Uses	1	1	0	0	0
SC16 – Educational Facilities	8	5	0	2	1
SC17 – Cemeteries & Burial Grounds	2	1	0	1	0
SC18 – Emergency Facilities	1	1	0	0	0
SC19 – Territorial Army Development	1	1	0	0	0
TOTAL	150	74 (49%)	12 (8%)	53 (36%)	11 (7%)

Table 26 – Adopted UDP Policies			
Policy	Why it is not being implemented	Steps to be taken to implement it	Whether policy to be amended/ replaced
<i>Economy</i>			
EC10/1: Major High Amenity Sites in Strategic Locations – Barton	No longer in accordance with RSS and PPS6 (location of office development), and considered more appropriate for a multi-modal freight interchange, 20,000 seat stadium, and/or warehouse and distribution.	None	Replaced by Draft UDP Policy E1
EC11/1: Sites for Office Development – Huron and Erie Basins, Salford Quays, Ordsall	Part developed for mix of offices, apartments and multi-storey car park. Permission on remainder for apartments and offices. Site considered appropriate for a mix of uses rather than just office development.	None	Replaced by Draft UDP Policy MX1/3
EC11/2: Sites for Office Development – Ontario Basin, Salford Quays, Ordsall	Site considered appropriate for a mix of uses rather than just office development.	None	Replaced by Draft UDP Policy MX1/3
EC11/3: Sites for Office Development – Trafford Road, Salford Quays, Ordsall	Developed for restaurant uses. If redeveloped, site considered appropriate for mix of uses rather than just office development.	None	Replaced by Draft UDP Policy MX1/3
EC11/5: Sites for Office Development – Derwent Street, Ordsall	Developed for a casino and two fast food outlets. Site considered appropriate for a mix of uses rather than just office development.	None	Replaced by Draft UDP Policy MX1/4
EC11/6: Sites for Office Development – Middlewood Street, Blackfriars	Permission for mix of residential and commercial uses. Site considered appropriate for a mix of uses rather than just office development.	None	Replaced by Draft UDP Policy MX1/2
EC11/8: Sites for Office Development – Adelphi Street, Blackfriars	Site considered appropriate for a mix of uses rather than just office development.	None	Replaced by Draft UDP Policy MX1/2
EC11/9: Sites for Office Development – Swinton Hospital, Partington Lane, Swinton North	Site developed for a medical centre and school.	None	Replaced by Draft UDP – no allocation
EC12/6: Sites for Business and Hi-Tech Uses – Mode Wheel Locks, Ordsall	Outline permission for commercial and residential development. Site considered appropriate for a mix of uses rather than just high technology development.	None	Replaced by Draft UDP Policy MX1/3
EC13/1: Sites for Industry and Warehousing – Waste Quarry, Waste and Seedley	Park and ride provided on part of site. Permission for a bingo hall on part of site. Industry and warehousing still being sought on remainder (and provided on part of it).	Draft UDP allocations	Replaced by Draft UDP Policy E3/14
EC13/2: Sites for Industry and Warehousing – West Egerton Street, Blackfriars	In use as a metal recycling plant.	None	No
EC13/4: Sites for Industry and Warehousing – Upper Wharf Street,	In use as a waste transfer station. Site considered appropriate for mixed-use development in the future (e.g.		Replaced by Draft UDP Policy MX1/2

Table 26 – Adopted UDP Policies			
Policy	Why it is not being implemented	Steps to be taken to implement it	Whether policy to be amended/ replaced
Blackfriars	housing, offices, etc).		
EC13/7: Sites for Industry and Warehousing – Land off Mode Wheel Locks, Ordsall	Outline permission for commercial and residential development. Site considered appropriate for a mix of uses rather than just high technology development.	None	Replaced by Draft UDP Policy MX1/3
EC13/8: Sites for Industry and Warehousing – Woden Street, Ordsall	Developed for apartments.	None	Replaced by Draft UDP Policy MX1/4
EC13/9: Sites for Industry and Warehousing – Springfield Lane/Trinity Way, Blackfriars	Outline permission for housing and offices. Site considered appropriate for a mix of uses reflecting its location on the edge of the Regional Centre.	None	No
EC13/10: Sites for Industry and Warehousing – Upper Camp Street/Great Clowes Street, Blackfriars	The future of the site is being re-evaluated as part of the comprehensive regeneration of the Lower Broughton area.	None	Possible Area Action Plan for the area (not yet identified in the LDS)
EC13/11: Sites for Industry and Warehousing – Duchy Road (North), Pendleton	Most of site now considered more appropriate for recreation use, particularly given its viability for economic development.	None	Replaced by Draft UDP Policy R6/12
EC13/12: Sites for Industry and Warehousing – Duchy Road (South), Pendleton	Developed as a site for travelling show people.	None	No
EC13/13: Sites for Industry and Warehousing – Orchard Street, Pendleton	In use as a waste transfer station. Its future is being considered as part of the comprehensive regeneration of the Lower Kersal and Charlestown area, which could include an Area Action Plan in the future.	None	Possible Area Action Plan for the area (not yet identified in the LDS)
EC13/22: Sites for Industry and Warehousing – Clegg's Lane, Walkden North	Site now considered more appropriate for open space, with the adjoining open space allocation (R12/10) more suited to employment use.	None	Replaced by Draft UDP Policy MX3/1
EC13/24: Sites for Industry and Warehousing – Moss Lane/Manchester Road, Walkden North	Draft UDP allocation for housing. This has not been supported by the UDP Inspector. However, there remains a current application for residential development on the site, which is currently subject to call in.	Delete draft allocation. Protect as part of existing employment area.	No
EC13/25: Sites for Industry and Warehousing – Moss Lane (West), Walkden North	In use as a scrap yard.	None	No
EC13/26: Sites for Industry and Warehousing – Moss Lane (East), Walkden North	Draft UDP allocation for housing. This has not been supported by the UDP Inspector. However, there remains a current application for residential development on the site, which is currently subject to call in.	Delete draft allocation. Protect as part of existing employment area.	No

Table 26 – Adopted UDP Policies			
Policy	Why it is not being implemented	Steps to be taken to implement it	Whether policy to be amended/ replaced
EC13/27: Sites for Industry and Warehousing – Sharp Street, Walkden North	Draft UDP allocation for housing. This has not been supported by the UDP Inspector. However, there remains a current application for residential development on the site, which is currently subject to call in.	Delete draft allocation. Protect as part of existing employment area.	No
EC13/28: Sites for Industry and Warehousing – Rothwell Street/Manchester Road North, Walkden North	Draft UDP allocation for housing. This has not been supported by the UDP Inspector. However, there remains a current application for residential development on the site, which is currently subject to call in.	Delete draft allocation. Protect as part of existing employment area.	No
EC13/33: Sites for Industry and Warehousing – Woodrow Way (North), Irlam	Considered more appropriate for office development, given its location on the edge of the Irlam neighbourhood centre.	None	Replaced by Draft UDP Policy E3/2
EC13/35: Sites for Industry and Warehousing – Liverpool Road, Irlam	Developed for housing.	None	No
EC14: Improvement Proposals	The Industrial and Commercial Improvement Areas have been declared and some action has been taken, but events have now moved on.	None	EC14/1 and EC14/2 replaced by Draft UDP Policies MX1/1 and MX1/2. EC14/3 could be replaced by an Area Action Plan in future
Housing			
H4: Housing Land Allocation	Policy only ran until 2001, so now out-of-date.	None	Replaced by Draft UDP Policy ST2
Transport			
T2: Network of Major Roads of More Than Local Importance	The approach is now one of protecting the Strategic Route Network, which consists of slightly different roads.	None	Replaced by Draft UDP Policy A8
T5: Department of Transport Road Schemes	This policy was never in the gift of the local authority to implement. However, the two schemes are not currently within the Government's road programme.	None	No
T13: Car Parking (and Appendix 1)	The Government now seeks maximum rather than minimum car parking standards.	None	Replaced by Draft UDP Policy A10 (and Appendices 2 and 3)
T16/1: Major Road Schemes – A6042 Trinity Way (The Inner Relief Route, Regent Road to Gore Street)	The scheme has been implemented, but on a slightly different route to that shown on the Proposals Map.	None	No
Tourism			
TR4: Developing Support Facilities	Conference facilities, hotel developments, cultural and entertainment facilities, restaurants, public houses, and associated speciality retailing are all now covered by the sequential approach set out in PPS6.	None	Replaced by Draft UDP Policies ST4 and E6
Recreation			

Table 26 – Adopted UDP Policies			
Policy	Why it is not being implemented	Steps to be taken to implement it	Whether policy to be amended/ replaced
R12/10: Provision of Recreation Land and Facilities – Former Cory Coal Site, Ravenscraig Road, Little Hulton (Ashton's Field)	Site now considered more appropriate for employment use, with the adjoining employment allocation (EC13/22) more suited to open space.	None	Replaced by Draft UDP Policy MX3/1
<i>Social, Community and Education Provision</i>			
SC8: Cultural Facilities	The Crescent is no longer seen as “the” cultural centre of Salford, but one of three key tourism areas (itself forming part of the Chapel Street area, together with Salford Quays; and Worsley Village, Barton Swing Aqueduct, and the Bridgewater Canal Corridor).	None	Replaced by Draft UDP Policy ST4
SC16/1: Sites for the Provision of Education Facilities – Land to the West of Craven Drive, Ordsall	Permission for a mix of apartments, offices, hotels and retailing, with some development completed.	None	Replaced by Draft UDP Policy MX1/3
SC16/2: Sites for the Provision of Education Facilities – Cromwell Road, Pendleton	Site now considered more appropriate for residential development.	None	Possible Area Action Plan for the area (not yet identified in the LDS)
SC16/7: Sites for the Provision of Education Facilities – Land to the South and East of Vicars Hall Lane, Boothstown	Greenfield site, and no need for education facilities in the area.	None	No
<i>Central Salford</i>			
CS1: Trinity	The general policy is still being implemented, but Salford Royal Hospital has been reused for residential purposes rather than those in the policy.	None	Partly replaced by Draft UDP Policy MX1/2
CS2: Greengate North	The policy seeks to retain and improve industrial buildings, but permission has been granted for some to be redeveloped for housing and offices.	None	No
CS3: Greengate South	The policy is out-of-date, and the area is now considered an integral part of the Regional Centre, where high density, mixed-use development is appropriate.	None	Replaced by Draft UDP Policy MX1/1
CS4: Exchange	Residential development is also now being promoted, as part of the vision for a vibrant mixed-use area.	None	Replaced by Draft UDP Policy MX1/1
CS5: Chapel Wharf	The area is now considered an integral part of the Regional Centre, where high density, mixed-use development is appropriate. This includes offices, but not necessarily as the dominant land use.	None	Replaced by Draft UDP Policy MX1/1
CS6: Middlewood	Existing businesses and industrial premises are being	None	Replaced by Draft UDP Policy

Table 26 – Adopted UDP Policies			
Policy	Why it is not being implemented	Steps to be taken to implement it	Whether policy to be amended/ replaced
	redeveloped for high-density mixed-use development rather than being refurbished, which is considered more appropriate given the Regional Centre location.		MX1/2
CS7: Islington	Some residential development would now be permitted on the Chapel Street frontage, as well as commercial uses, in order to secure a vibrant mixed-use area.	None	Replaced by Draft UDP Policies MX1/1 and MX1/2

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4.2 Review UDP Allocations

- 4.2.1 Although it is not a requirement of paragraphs 4 and 5 of Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004 to monitor the Review UDP until after adoption, table 27 below is a summary of development activity on the review UDP allocated sites as at 31st March 2005.

Table 27 – Summary of Review UDP Allocations					
Policy Areas	Number of Allocations	Number of Allocations brought forward to Development (fully completed or under construction)	Number of Allocations partially brought forward to Development	Number of Allocations not brought forward to Development	Number of Allocations developed for different use than intended
MX3 – Mix of Open Space & Built Dev't	3	0	0	3	0
MX4 – Mixed Use Development	1	0	0	1	0
H9 – Housing Development	32	3	1	28	0
E1 – Barton	1	0	0	1	0
E3 – Employment Development	15	0	0	15	0
EHC6 – Health facilities	4	0	0	4	0
EHC7 – Education facilities	1	0	0	1	0
EHC8 – Education, Health or Community	1	0	0	1	0
EHC9 – Cemetery facilities	1	0	0	1	0
S5 – Retail development	1	0	0	1	0
A3 – Metrolink	3	0	0	3	0
A5 – Buses	9	1	0	8	0
A9 – New Highways	4	0	0	4	0
CH9 – Manchester, Bolton, Bury Canal	1	0	0	1	0
R6 – Recreation Land & Facilities	20	0	0	20	0
TOTAL	97	4 (4%)	1 (1%)	92 (95%)	0 (%)

- 4.2.2 As would have been at this early stage of the review UDP, the vast majority of sites have yet to come forward for development.

5.0 Housing Figures and Trajectory

5.1 Development Plan

5.1.1 Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004 requires that Local Authorities monitor housing development and supply. This section of the Annual Monitoring Report seeks to present this housing monitoring.

5.1.2 Regulation 48(7)(a) requires a breakdown of the current year's residential development activity. Table 28 below highlights what residential activity in Salford has taken place during 2004/05 and how it has impacted on the overall housing stock of the city.

Table 28 - Housing Flows 1st April 2004 to 31st March 2005

Tenure	Opening Stock	New Build	Demolitions	Net Conversion	Net Changes of Use	Tenure Transfers	Closing Stock	Net Change 2003/2004	
Local Authority	28,346	0	-927	0	0	-746	26,673	-1,673	-5.9%
RSLs	5,874	38	0	0	0	0	5,912	38	0.65%
Private	67,278	1547	-183	0	4	746	69,932	2,114	3.14%
TOTAL	101,498	1,585	-1,110	0	4	0	101,977	479	0.47%

5.1.3 Regulation 48(7)(b) requires details of the Adopted UDP overall Housing Land Allocation Policy (policy H4). Policy H4 stated that *"The City Council will ensure that housing land capable of accommodating 6,000 dwellings is available for development between 1986 and 2001 in accordance with Strategic Planning Guidance, to provide for new households and market demand and to compensate for dwellings lost through clearance"*. Table 29 below illustrates the components supply identified in policy H4, and what actual level of development has come forward.

Table 29 – Housing Land Supply (1986-2001 & 2005)

	Predicted Supply in Policy H4	Actual Development at end of Plan Period (1986-2001)
Land allocated for housing in the UDP	3,700	
Dwellings completed mid 1986 to mid 1992	4,000	
Dwellings awaiting completion of site which are under construction mid 1992	500	
Anticipated unidentified sites mid 1992 to mid 2001 based upon trends		
On sites less than 0.4ha (100pa)	900	
On sites 0.4ha – 1.0ha (40pa)	400	
Total Plan Supply mid 1986 to 2001	9,500	10,079
<i>Required Supply from GM SPG</i>	<i>3,000</i>	<i>3,000</i>
<i>Required Supply for Clearance Replacement</i>	<i>3,000</i>	<i>3,746</i>
<i>Additional Supply Identified in H4</i>	<i>3,500</i>	<i>3,333</i>

5.1.4 The Adopted UDP identified a supply of 9,500 dwellings over the period 1986 to 2001 and table 29 above demonstrates that housing provision requirement was met fully.

5.1.5 Regulation 48(7)(b) also requires details of the number of dwellings built since 1986 (the start of the plan period). Figure 21 and table 30 below highlight

development trends from the start of the plan period, and identifies a total supply of 14,012 dwellings over the period 1986 to 2005, equating to a net addition of 7,978 dwellings.

Figure 21

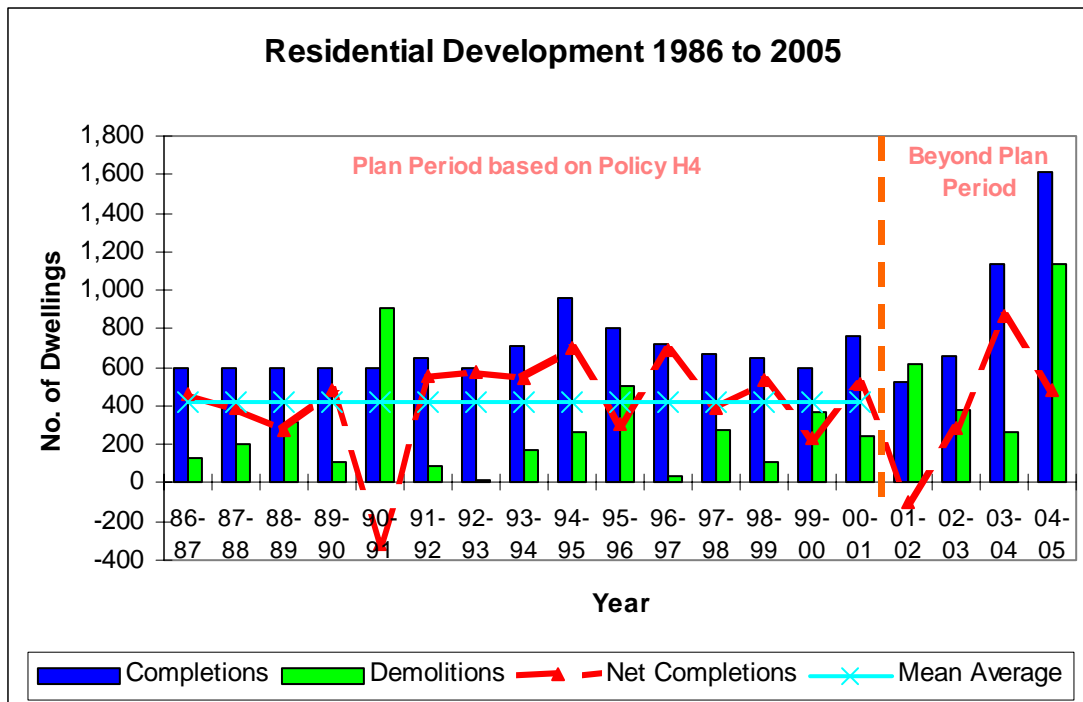


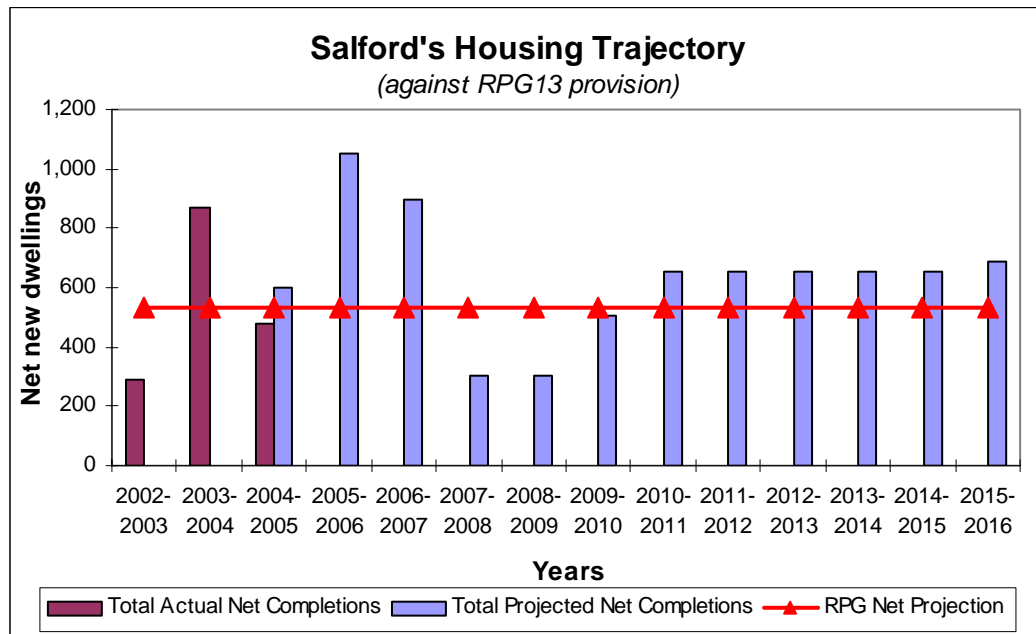
Table 30 - Residential Development 1986 to 2005

	Year	Completions	Demolitions	Net Completions
Plan Period based on Policy H4	86-87	593	129	464
	87-88	593	202	391
	88-89	593	315	278
	89-90	593	111	482
	90-91	593	905	-312
	91-92	650	92	558
	92-93	594	20	574
	93-94	708	167	541
	94-95	962	265	697
	95-96	807	505	302
	96-97	721	33	688
	97-98	665	278	387
	98-99	649	113	536
	99-00	600	363	237
	00-01	758	248	510
Beyond Plan Period	01-02	519	613	-94
	02-03	663	374	289
	03-04	1,136	265	871
	04-05	1,615	1,136	479
Totals		14,012	6,134	7,878

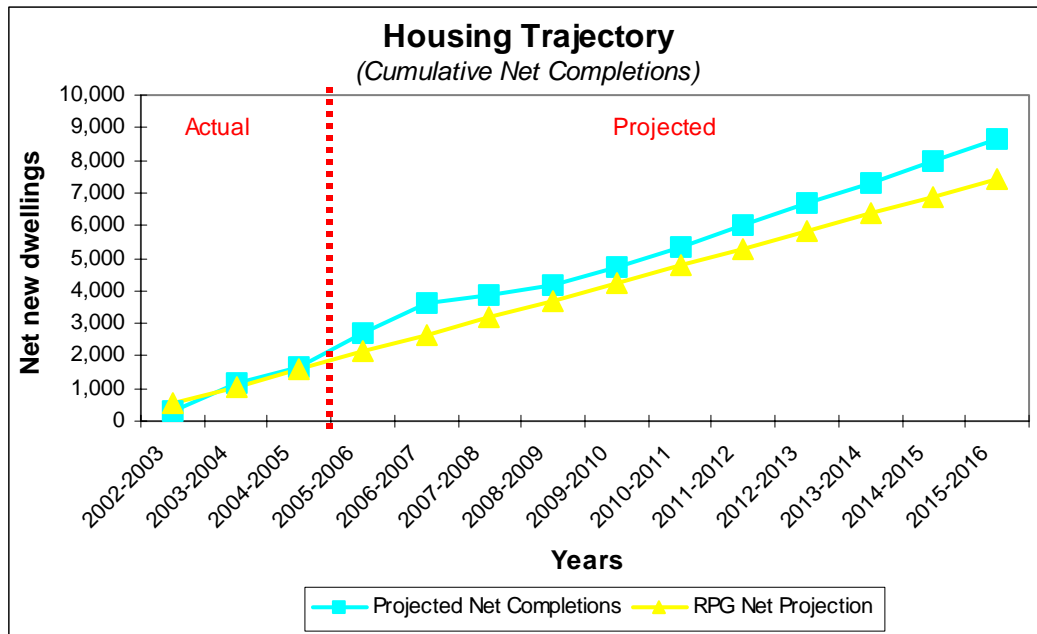
5.2 Housing Trajectory

- 5.2.1 Regulation 48(7) and paragraph 4.48 of PPS12 requires Local Authorities to monitor housing policy and performance, particularly in terms of net additional dwellings. Housing trajectories support the 'plan, monitor and manage' approach to housing delivery by showing past and estimating future performance. The following two illustrations (figures 22 and 23) show Salford's performance against the housing provision figures in the Regional Spatial Strategy (RPG13).

Figure 22



- 5.2.2 Annual development activity (see figure 22 17) is likely to vary over the RPG13 plan period due to major regeneration activity within the City. It is anticipated that development will exceed the RPG13 expected annual rate of 530 new dwellings per annum over the next couple of years, due to major developments progressing through the planning pipeline (i.e. those developments with current planning permission). However, it is then felt that as demolition through the Housing Market Renewal Fund peaks, then overall "net" new dwelling completions will be significantly below the RPG13 requirement, which will therefore bring the overall average back in line with the 530 dwellings per annum.
- 5.2.3 In terms of future projections (see table 18) of house building, it is currently assumed, based on policy ST2 within the review UDP, that Salford will meet its 2002-2016 RPG dwelling requirement figure approximately two years early (i.e. in 2014) with an additional 1,200 dwellings provided by the end of that period. This is predominately due to regeneration activity in the city, especially around Salford HMR pathfinder status. However, emerging work on the review PRG13 suggests that Salford's housing provision figure will increase significantly in the next few years.

Figure 23

5.2.4 Ongoing monitoring will continue into housing delivery and trajectories will be adjusted based on updated data and any changes to regional and local targets.

6.0 Targets

6.1 Adopted UDP

- 6.1.2 The current adopted UDP does not contain any specific targets other than those for the delivery of housing in policy H4. This is addressed in section 5.1 of this Annual Monitoring Report.

6.2 Draft Review UDP

- 6.2.1 Due to there being only one specific target within the current adopted UDP for Salford, it was felt appropriate to establish a baseline for the review UDP targets in this first Annual Monitoring Report. The draft review UDP contains 32 indicators and targets, so as to provide a measure of the performance of the plan (the indicators marked in blue, overlap with the 'National Core Indicators', outlined in section 7). Table 31 below contains the details for Salford against each of the 32 indicators. It should be noted that the UDP Inspector's Report makes several recommendations regarding these indicators. The city council will respond to these in its proposed modifications to the Draft UDP, to be published in January 2006. For the purposes of this report, the indicators are as they appear in the Revised Deposit Draft UDP, as amended by the city council's Pre-Inquiry Changes.

Table 31 - Review UDP Indicators

Aim	Indicator	Target	2004/5
Vision	1) Population of the City	No target (1)	216,400
Aim 1 - To Meet the City's Housing Needs	2) Number of additional dwellings completed annually	Average of 530 dwellings per annum up to 2016, net of clearance replacement	538 <i>(mean average for completions 2002 to 2005)</i>
	3) Supply of land for housing development	Sufficient to accommodate 2650 dwellings, net of clearance replacement	4,933 <i>(9,433 new build minus est. 4,500 demolitions)</i>
	4) Average density of residential development	40 dwellings per hectare	54 <i>(dwellings / ha)</i>
	5) % of residential property that is vacant	Reduce to 3% by 2016	6.2%
Aim 2 - To Maximise Employment Opportunities for Local People	6) Area of land developed for employment purposes	Annual development average of 11 hectares (net), maintaining current trends	6.6ha
	7) Supply of land for employment development	Sufficient to accommodate 55 hectares of development	216ha
	8) Unemployment rate for the City	Level at or below the Greater Manchester average of 3.5% (as at 2005) by 2011	3.7%
Minimise the Need to Travel and Develop a Sustainable and Integrated Transport	9) % of new major trip generating development within 400m of a high frequency public transport service	100%	32% <i>(of permissions)</i>
	10) Loss of protected transport routes (policies A2, A8 and A14 changed to A3, A9 and A15)	None	0%

Table 31 - Review UDP Indicators

Aim	Indicator	Target	2004/5
	11) Total length of cycleways	By 2012, complete the implementation of the cycle route network, as defined in the Salford City Council Local Cycling Strategy (2003).	Not currently available
Aim 4 - To Improve Environmental Quality and Community Safety	12) % of applications consistent with the Designing Out Crime Supplementary Planning Guidance	100%	<i>est.</i> 100%
	13) Number of residents satisfied with their local area as a place to live	Increase over the lifetime of the Plan (2)	61%
Aim 5 - To Provide a Comprehensive Range of Accessible Local Facilities	14) % of new retail and leisure floorspace located within the town centres, neighbourhood centres, Salford Quays, Chapel Street, or the Regent Road Retail Warehouse Park	85%	25%
	15) % of local playing pitch standards achieved, as set out in the Urban Open Space Strategy	100% by 2011	95.6%
	16) Area of recreational open space per 1,000 people	At least 2.43 hectares by 2011	2.11ha
	17) Length of waterside with public access	Increase on 2001 levels	Not currently available
Aim 6 - To Protect Natural and Historic Environmental Assets	18) Area of the City that complies with National Air Quality standards	Increase on 2001 (est.85%) levels by 2011	est. 85%
	19) Area of Sites of Biological Importance and Sites of Special Scientific Interest	No net loss	474ha <i>(net change = zero)</i>
	21) Length of watercourses of good or fair quality	Increase on 2001 (50% of monitoring stations) levels	50% <i>(of monitoring stations in Salford)</i>
	22) No of listed buildings or scheduled ancient monuments lost as a result of planning approvals	Zero	0
	24) Length of the Manchester, Bolton and Bury Canal that has been restored to navigable condition.	Whole length (100%) through Salford by 2011	0%
Aim 7 - To Secure Sustainable Resource Management	25) % of new housing development on previously-developed land	90%	94%
	26) % of new non-residential development on previously-developed land	85%	100%
	27) % of land derelict in 2002 that is reclaimed	50% by 2007 (2)	12.30%
	28) Number of waste management developments that incorporate recycling	Increase on 2001 levels	Not currently available

Table 31 - Review UDP Indicators

Aim	Indicator	Target	2004/5
	29) % of mineral extractions in the Mosslands securing full restoration of the site to a high quality habitat	100%	0%
	30) Loss of known economically viable mineral resources to development	Zero	Not currently available
General	31) Number of advertised departures from the statutory plan approved by the authority as a percentage of total permissions granted	Top quartile of local planning authorities	0.49% <i>(3 departures from total of 618 approvals)</i>
	32) % of supplementary planning guidance referred to in the UDP that has been prepared	100% by 2006	No longer applicable <i>(see 6.2.3 for explanation)</i>

6.2.2 Currently there are systems in place to collect and report on 29 out of the 32 'Review UDP Indicators', and the intention is that as the plan is adopted, systems will be developed to accurately report on the remaining indicators.

6.2.3 Table 31 outlines Salford's overall performance against the targets set out in the draft review UDP. The key noticeable findings are:

- **Population** – Mid-year estimates have suggested that population has been stabilising over the last couple of years. However, it is too soon to be sure about longer terms trends
- **Housing Needs** – Housing provision targets above have been achieved, however there is a need to continue to monitor vacancy rates to ensure that a reduction to 3% by 2016 remains achievable.
- **Employment** – New employment developments have been at a lower than average (based on past trends) rate over the last year, however there is a significant amount of potential land in the pipeline and monitoring needs to continue to ensure that the take up of this land is occurring.
- **Transport** – There has been no loss of protected transport routes and the introduction of improved and additional cycleways is continuing. However, in terms of new development it would appear that over the last 12 months only a third of all major trip generating development (predominately non-residential) took place within 400m of a high frequency public transport route. Further analysis will be undertaken.
- **Environmental Quality** – All targets for this have been achieved.
- **Local Facilities** – There has been a lower than expected percentage of development within our towns centres and other key retail areas, however this is mainly due to a smaller than average (based on past trends) number of developments actually coming forward over the last 12 months. In terms of open space and recreation facilities we are on course to meet all of the 2011 targets set out in the plan. We will develop appropriate baselines and monitoring systems to enable the effective assessment of public access to waterways across Salford.
- **Environmental Protection** – We are currently meeting all our targets with the exception of that relating to the restoration of the MBB canal, although the first stage of works are due to commence imminently.
- **Sustainable Resource** – We are currently exceeding the targets for the development of PDL and are on course to meet our target for reclamation of derelict land. However, in terms of restoration of mineral extraction sites

there have been no completed works to-date, but there are schemes currently in the pipeline that will feature in future reports. We will develop monitoring systems to collect data about recycling and loss of mineral resources.

- **Other general targets** – These relate firstly to departures from the statutory plan, where less than half a percent of all applications have been granted where they constitute a departure from the plan. Secondly to the % of SPG that has been prepared to date. In terms of the SPG preparation, this target has been superseded by the new planning act and subsequently SPD, therefore a new timetable for preparation needs to be established.

6.3 Core Indicators

6.3.1 ODPM Guidance “Local Development Framework Monitoring : A Good Practice Guide”, identifies 30 ‘National Core Indicators’ to be assessed within the Annual Monitoring Report (the indicators marked in blue, overlap with the ‘Regional Core Indicators’). Table 32 below contains the details for Salford against each of the 30 indicators.

Table 32 - National Core Indicators 2004/05		
Aim	Indicator	2004/5
Business Development	1a.Amount of land (floorspace) developed for employment by type.	6.6ha (20,024m ²)
	1b.Amount of land (floorspace) developed for employment by type, in employment and/or regeneration areas defined in the Local Development Framework (LDF).	Not applicable
	1c.Amount (%) of 1a by type, which is on previously developed land.	6.6ha (100%)
	1d.Employment land supply by type.	216ha
	1e.Losses of employment land in (i) employment/regeneration areas and (ii) local authority area.	Not currently available
	1f.Amount of employment land lost to residential development.	Not currently available
Housing	2a.Housing trajectory showing:	
	i.net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;	1,813 (1999 to 2004)
	ii.net additional dwellings for the current year;	479 (2004-05)
	iii.projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;	7,016 (2005 to 2016)
	iv.the annual net additional dwelling requirement;	530pa
	v.annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances.	638pa
	2b.Percentage of new and converted dwellings on previously developed land.	94%
	2c.Percentage of new dwellings completed at:	
	i.less than 30 dwellings per hectare;	1.7%
	ii.between 30 and 50 dwellings per hectare; and	35.3%
	iii.above 50 dwellings per hectare.	63.0%

Table 32 - National Core Indicators 2004/05		
Aim	Indicator	2004/5
	2d.Affordable housing completions.	38 (gross), also see table 6 for net change
Transport	3a.Amount (%) of completed non-residential development within UCOs A,B&D complying with the car-parking standards set out in the Local Development Framework (LDF): by local authority area.	58,000m² (100%)
	3b.Amount (%) of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, areas of employment and a major retail centre(s).	1,615 (100%)
Local Services	4a.Amount of completed retail, office and leisure development respectively.	20,692m²
	4b.Amount (%) of completed retail, office and leisure development respectively in town centres.	6,800 (33%)
	4c.Amount (%) of eligible open spaces managed to green flag award standard.	44ha (18.5%)
Minerals	5a.Production of primary land won aggregates (tonnes).	Not currently available
	5b.Production of secondary/recycled aggregates (tonnes).	Not currently available
Waste	6a.Capacity of new waste management facilities by type.	Not currently available
	6b.Amount of municipal waste arising and managed by management type and the percentage each management type represents of the total waste managed.	Not currently available
Flood Protection and Water Quality	7.Number of planning permissions granted contrary to the advice of the Environment Agency on grounds of flood defence or water quality.	0
Biodiversity	8.Change in areas and populations of biodiversity importance, including:	
	i. change in priority habitats and species (by type); and	1.6ha (4% increase)
	ii. change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.	0
Renewable Energy	9.Renewable energy capacity (MW) installed by type.	Not currently available

6.3.2 Currently there are systems in place to collect and report on 20 out of the 30 'Core Indicators', and further systems will be developed over the next few years to enable more of these indicators to be reported in the future.

6.3.3 Table 32 outlines Salford's overall performance against the 'National Core Indicators'. The key noticeable findings are:

- **Business Development** - New employment developments have been at a lower than average rate over the last year, however there is a significant amount of potential land in the pipeline and monitoring needs to continue to ensure that the take up of this land is occurring. We are putting in place monitoring systems to collect information of the gross losses of employment land, so that we can report on the net effects of employment development from 2005 onwards.
- **Housing** – Part 2a of the 'Core Indicators' is explained in Section 5 of this report, where performance for housing delivery is explained in detail. In terms of parts 2b and 2c, Salford performed extremely well in ensuring that the best use of land was made for residential developments.
- **Transport** – All non-residential development activity has adhered to car parking standards as set out in the RSS. Additionally, all residential developments have been situated within a 30-minute public transport time of key services and facilities.
- **Local Services** - There has been a lower than expected percentage of development within our towns centres and other key retail areas, however this is mainly due to a smaller than average (based on past trends) number of developments actually coming forward over the last 12 months. Also, in terms of green flag award for open spaces, Salford currently has one site awarded totalling 18.5% of all eligible site area.
- **Minerals and Waste** – We are currently working with the Greater Manchester Waste Authority to develop appropriate baselines and monitoring systems to enable to effective assessment of Mineral and Waste issues.
- **Flood Protection** – Although there have been a number of applications within the 1:100 year flood risk zone, none have been approved planning permission against the advice of the Environment Agency.
- **Biodiversity** – There has been a slight increase in the amount of priority habitats and species within Salford. Additionally, there has been no net change to the overall amount of areas designated for their intrinsic environmental value.
- **Renewable Energy** – We need to work closely with our Environmental Services colleagues to ensure that we develop appropriate baselines and monitoring systems to enable to effective assessment of Renewable Energy implementation across Salford.

6.4 National and Regional Targets

- 6.4.1 The 'Regional Core Indicators' are largely a subset of the National Core Indicators assessed above in table 32. Therefore those indicators marked in blue represent where there is an overlap and where a common assessment can be made.
- 6.4.2 Additionally, Salford has submitted the annual North West Regional Spatial Strategy Data Form, for the period 2004-2005, to the North West Regional Assembly, and this is currently being assessed against additional national datasets.

7.0 Significant Social, Environmental and Economic Impacts

7.1 Sustainability Appraisal

7.1.1 We are currently developing a sustainability appraisal framework for the Core Strategy, which will then be used as the basis for the Sustainability Appraisals of other LDDs, in order to provide an integrated approach.

7.1.2 There will be a set of common indicators, focusing on outcomes, which will be able to measure significant social, environmental and economic changes in the city and it is proposed that future AMRs will incorporate these indicators and provide information monitoring.

7.2 Significant Social, Environmental and Economic Impacts

7.2.1 The Adopted UDP has successfully helped to take forward the regeneration of the city, delivering development where it is needed and protecting key environmental and historic assets. In particular it has helped to:

- Secure a high proportion of built development on previously-developed land (94% of residential development in 2004/5);
- Secure improvements in housing supply and choice, with virtually all residential allocations successfully implemented;
- Deliver an increase in employment opportunities (e.g. through major developments at Northbank in Irlam, Salford Quays, and Agecroft) and a dramatic reduction in unemployment rates;
- Improve education opportunities, for example through the delivery of new schools;
- Increase the city's profile as a major visitor destination, particularly through the internationally acclaimed Lowry centre;
- Secure investment in town centres, such as the new superstore, bus station and pedestrianisation scheme in Eccles Town Centre;
- Deliver the Metrolink extension from Manchester City Centre through Salford Quays to Eccles;
- Successfully protect the hundreds of listed buildings and sixteen conservation areas in the city;
- Successfully protect the Green Belt and Worsley Greenway from inappropriate development, such that no amendments to its boundaries are required;
- Develop country parks at Clifton and Blackleach, as well as the countryside access network;
- Secure improvements to water quality in the River Irwell and at Salford Quays; and
- Protect the city's biodiversity.

7.2.2 One area in which the Adopted UDP has not been as influential as we would have liked is around traffic congestion within Salford. Traffic congestion has, like the rest of the country, increased in Salford over the Adopted UDP period and therefore it is important that Salford's future planning documents recognise this.

8.0 New Government Guidance

8.0.1 One of the factors influencing the need for new planning policy documents at the local level is the constant evolution of national planning guidance. Since the start of the reporting period for this Annual Monitoring Report (i.e. 1st April 2004, and up to 31st October 2005), there has been a number of new planning policy statements and other changes at the national level. These are summarised in the table below (in date order, and extending beyond the end of the monitoring period), together with the main implications for planning policy in Salford.

Document	Date	Main Requirements	Need for Action?
PPS7 Sustainable Development in Rural Areas	August 2004	Should support the rural economy, promote enjoyment of the countryside, and protect landscapes.	These issues are addressed in Draft UDP Policies EN5, R3 and EN1/EN6/EN8 respectively.
PPS22 Renewable Energy (and companion guide)	August 2004	Planning authorities should set out the criteria that will be applied in assessing applications for renewable energy projects.	Draft UDP Policy EN17 takes this approach. There may be scope for more detailed guidance in the future.
PPS12 Local Development Frameworks	September 2004	Identifies the requirements for Local Development Documents produced under the new planning system.	Regard will be had to these requirements as LDDs are produced.
Circular 06/2004 Compulsory Purchase and the Crichel Down Rules	October 2004	Flexibility in the use of planning documents to support CPOs, but Development Plan Documents will hold more weight at any CPO Inquiry.	Consideration needs to be given to whether additional Development Plan Documents need to be brought forward to support the CPO process.
PPS23 Planning and Pollution Control	November 2004	Adopt a strategic approach to integrating land use with strategies for the control, mitigation and removal of pollution as far as practicable.	The UDP Inspector considers that Draft UDP Policy EN16 is broadly in line with PPS23, but recommends some changes to ensure it covers all the relevant issues.
Draft MPS1 Planning and Minerals (and good practice guide)	November 2004	Potentially need to safeguard identified minerals reserves, identify areas for future mineral working, and policies for mineral working proposals.	Draft UDP Policy M1 safeguards existing reserves, and M2 identifies criteria for judging proposals. There may be scope for more detailed guidance in the future, possibly at the Greater Manchester level.

Document	Date	Main Requirements	Need for Action?
Draft Circular Planning for Gypsy and Traveller Sites	December 2004	If a need exists for additional sites, then these should be allocated rather than relying on a criteria based policy.	Salford is already relatively well served at present, and so the Draft UDP only includes a criteria-based policy. If a need is identified, then consideration will have to be given to allocating a new site in a future Development Plan Document.
PPG3 Housing	January 2005	Give favourable consideration to housing or mixed-use development on industrial / commercial land if no longer needed.	Draft UDP Policy E5 provides strong protection for existing employment areas because of constrained employment land supply in Salford.
PPS1 Delivering Sustainable Development	February 2005	Need to embrace the concepts of sustainable development and spatial planning.	The Draft UDP embraces such concepts within the framework of the previous development plan system.
PPS6 Planning for Town Centres	March 2005	Identifies five tests for town centre uses. Should identify primary and secondary frontages.	Draft UDP Policy S2B encapsulates the five tests. Potential to identify primary and secondary frontages in future Development Plan Documents.
MPS2 Controlling and Mitigating the Environmental Effects of Minerals Extraction in England	March 2005	Need to take into account the broad range impact of mineral extraction.	Draft UDP Policy M2 covers these issues. MPS2 and its annexes provide very detailed guidance, and so further advice at the local level will probably not be required.
Circular 03/2005 Use Classes (Amendment) Order 2005	March 2005	Splits the A3 Food and Drink use class into A3 (Restaurants), A4 (Pubs and Bars) and A5 (Take-Aways).	The UDP Inspector's report recommends amendments to Draft UDP Policy S4 to take account of the circular.
PPS10 Planning for Sustainable Waste Management	July 2005	Should identify sites and areas suitable for new or enhanced waste management facilities, and be able to demonstrate at least 10 years capacity.	Draft UDP relies on criteria-based policies. A joint Waste Development Plan Document is being proposed at the Greater Manchester level and will shortly be included in Salford's Local Development Scheme.

Document	Date	Main Requirements	Need for Action?
Circular 05/2005 Planning Obligations	July 2005	Should seek to include as much information as possible on planning obligations in the Local Development Framework.	Draft UDP Policy DEV5 provides an overarching policy. The Local Development Scheme identifies a Planning Obligations SPD, due to be adopted in December 2006.
PPS9 Biodiversity and Geological Conservation (and Circular 06/2005)	August 2005	Should identify designated sites, make clear distinctions between the various types of site (national, local, etc), and identify opportunities for priority habitat restoration/recreation.	Draft UDP Policies EN7A, EN7B and EN7C identify and distinguish between the various sites. Policy EN8 supports the restoration of lowland raised bog habitat, which is a priority habitat

8.0.2 In summary, the above analysis indicates that the city council's planning policies, primarily through the replacement UDP, address the key requirements of the evolving national planning policy context. Consideration will need to be given in future iterations of the Local Development Scheme as to whether additional documents are required in order to:

- Provide additional advice on the assessment of renewable energy projects and minerals developments;
- Provide support for Compulsory Purchase Orders;
- Identify primary and secondary frontages (and therefore the primary shopping areas) in the city's town centres; and
- Identify an additional site for gypsies and/or travellers.

9.0 Implications of the Annual Monitoring Report

9.1 The Replacement UDP

9.1.1 The city council is currently in the final stages of reviewing its Unitary Development Plan, and this will address a number of the issues that have been raised in this Annual Monitoring Report for 2004/5, particularly relating to the non-implementation of some parts of the Adopted UDP.

9.1.2 For example, subject to any proposed modifications in response to the UDP Inspector's Report:

- Draft UDP Policies ST2, H9, MX3 and MX4 will help to ensure that Salford meets its requirements for new dwellings, as set by the North West Regional Spatial Strategy (RPG13);
- Draft UDP Policies H1 and H4, together with the associated Housing Market SPD, will enable more effective planning in relation to the type and affordability of dwelling provision within the city;
- Draft UDP Policy E1 brings the UDP's approach to the Barton Strategic Regional Site into line with the latest national and regional guidance, as well as meeting defined needs for improved freight facilities and a new stadium for the city's most prominent sporting club;
- Draft UDP Policy E5 will replace Adopted UDP Policy EC3, assisting in the more effective protection of existing employment areas and therefore the provision of local job opportunities, whilst allowing the necessary flexibility within regeneration areas;
- Draft UDP Chapter 6 (Design) provides a more comprehensive suite of design policies than the Adopted UDP, enabling higher standards of design to be secured;
- Draft UDP Policy MX1 updates the guidance currently provided in Adopted UDP Policies CS1-CS7, to ensure that the Regional Centre can continue to successfully develop as a vibrant mixed-use area;
- Draft UDP Policies ST14, EN16, EN16A, EN17 and EN17A improve the guidance on issues relating to climate change, both in terms of reducing contributions to such change and reducing the impacts of it; and
- Draft UDP Policy A10 and Appendices 2 and 3 bring the car parking standards for the city up-to-date, in terms of maximum standards for general car parking and minimum standards for disabled, cycle and motorcycle parking.

9.1.3 Nevertheless, there remains a need to ensure that the planning framework for Salford continues to be updated so that it is as robust and effective as possible.

9.2 Implications of the Indicators and Targets

9.2.1 Given that this is the first year of monitoring for many of the indicators, it would be premature to propose any specific policy response at this stage, because of the potential for data anomalies and the need for time for some policies to take effect. However, the data does identify particular issues that the city council will need to keep under review, with the potential for new/amended policies in the future. The most notable issues are:

- Housing supply is currently fully in line with the requirements of the Regional Spatial Strategy for the North West (RPG13), and no shortfall in housing provision would appear likely;
- Employment land and business development was below average last year, and it will be important to ensure that the city makes a full contribution to the ambitious economic objectives of the Northern Way Growth Strategy and the securing of social inclusion in Salford;
- Not all major trip-generating development is taking place within 400 metres of a high frequency public transport route, raising accessibility and sustainability issues;
- There are question marks as to whether there are sufficient sites within and on the edge of the city's town centres to meet its retail and leisure development needs;
- The relative levels of deprivation within the city compared to the rest of the country have increased since 2000; and
- The average health of the city's residents continues to be relatively poor.

9.2.2 Future Annual Monitoring Reports will help to identify whether any action is required on these and other issues, and therefore whether amendments to the city council's Local Development Scheme (LDS) are required. Some of the Local Development Documents that are already identified in the LDS may be able to address some of these issues, at least in part.

9.3 Implications for the Local Development Scheme

9.3.1 The city council is making good progress in the production of the Local Development Documents that are identified in its Local Development Scheme. Only one of those documents, the Proposals Map, would currently appear likely to be subject to any delay.

9.3.2 The unexpectedly long UDP Inquiry and resultant delay in the publication of the Inspector's Report, means that the date of adoption for the Proposals Map, which forms both part of the UDP and part of the Local Development Framework, will need to be put back from its current date of January 2006. It is considered that the new date should be June 2005, reflecting the additional time required for the UDP Inquiry (four months) and the timing of the local government elections in May 2006, which affects the approval process for the UDP.

9.3.3 This delay in the adoption of the replacement UDP has implications for the timetable of the Core Strategy. The Local Development Scheme identifies the initial consultation on the Core Strategy commencing in January/February 2006. However, this would coincide with the publication of the city council's responses to the UDP Inspector's report and its proposed modifications to the UDP and Proposals Map, also now scheduled for January/February 2006 because of the extended UDP Inquiry. The city council is concerned that the modifications process could be compromised by simultaneously consulting on the Core Strategy, which will cover many of the same issues, and would effectively be reopening the debate at the same time as that debate is being brought to a conclusion in the UDP. This could also undermine the effectiveness of this front-loading of consultation in the Core Strategy process. Therefore, the city council is considering whether it would be appropriate to delay the Core Strategy by around six months. This would enable the modifications process to be completed and the plan to reach adoption, reducing the potential for confusion, and would also have the benefit of allowing the initial consultation phase of the Core Strategy to be

informed by the Draft Regional Spatial Strategy for the North West, which is due to be published in March 2006.

- 9.3.4 The UDP Inspector's Report makes a number of comments regarding the need for the city council to fully embrace the new development plan system, and advises that additional Area Action Plans should be brought forward to support the city's regeneration. Indeed, the wording of some of his recommendations, if accepted, would effectively commit the city council to producing an Area Action Plan for Lower Broughton in the near future. The review of Government guidance in section 8 also highlights the potential need for further Area Action Plans, if additional support is required for compulsory purchase orders.
- 9.3.5 The production of additional Area Action Plans therefore clearly has merits, however this must be balanced against the resources available to the city council to undertake such work to the necessary quality. Nevertheless, it would seem likely that the next revision of the city council's Local Development Scheme will include one or two additional Area Action Plans, and the priority areas for such documents are currently being identified.
- 9.3.6 Ongoing discussions at the sub-regional level indicate a commitment to producing a joint Development Plan Document for Greater Manchester to address waste management issues, including the identification of sites. Such a document is therefore likely to be included in Salford's Local Development Scheme in the near future, and would address the requirements of the new PPS 10 (Planning for Sustainable Waste Management) identified in section 8 above.
- 9.3.7 Consideration is also being given as to whether a similar Greater Manchester approach would be appropriate for addressing minerals issues.
- 9.3.8 As a result of the issues outlined above, the city council is likely to bring forward amendments to Salford's Local Development Scheme (LDS) in early 2006.

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