



The Planning Inspectorate

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# Report to Wigan Council

**by Kevin Ward BA (Hons) MRTPI**

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Date 15 August 2013**

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PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)

SECTION 20

## **REPORT ON THE EXAMINATION INTO THE WIGAN CORE STRATEGY**

Document submitted for examination on 2 September 2011

Examination hearings held between 31 January and 9 February 2012, on 18 April 2012 and between 5 and 8 March 2013

File Ref: PINS/V4250/429/4

## **Abbreviations used in this report**

AA	Appropriate Assessment
ELRC	East Lancashire Road Corridor
LDS	Local Development Scheme
MM	Main Modification
NPPF	National Planning Policy Framework
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SCS	Sustainable Community Strategy
SHLAA	Strategic Housing Land Availability Assessment
UDP	Unitary Development Plan

## **Non-Technical Summary**

This report concludes that the Wigan Core Strategy provides an appropriate basis for the planning of the borough over the next 13 years, providing a number of modifications are made. The Council has specifically requested that I recommend any modifications necessary to enable it to adopt the Core Strategy.

The Council has provided the detailed wording for most of the modifications, a number of which are based on suggestions it put forward during the examination. I have recommended their inclusion after full consideration of the representations from other parties on these issues.

The modifications can be summarised as follows:

- Include a specific policy on the presumption in favour of sustainable development;
- Introduce more flexibility to the spatial strategy and identify broad locations for new development at Golborne/Lowton and Standish in order to increase the potential supply of housing land and meet identified needs;
- Amend and clarify the extent of the east-west core;
- Reduce the overall provision for employment land to approximately 200 hectares;
- Ensure that the approach to the amount, distribution and timing of housing development is clear, realistic, sufficiently flexible, justified and consistent with national policy;
- Ensure that the approach to previously developed land is justified and realistic and that the approach to affordable housing is clear and justified;
- Provide a clear and realistic approach to the development of the strategic site at Northleigh Park;
- Delete the broad location for new development on Green Belt land at Junction 25 of the M6;
- Ensure that the approach to broad locations for new development and other safeguarded land within the east-west core is clear, realistic and sufficiently flexible;
- Amend a number of policies to ensure that they are effective, justified and consistent with national policy; and
- Amend the monitoring framework to ensure that the Core Strategy can be monitored effectively.

## Introduction

1. This report contains my assessment of the Wigan Core Strategy in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers whether the Core Strategy is sound and whether it is compliant with the legal requirements. Paragraph 182 of the National Planning Policy Framework (NPPF) makes clear that to be sound a local plan should be positively prepared; justified; effective and consistent with national policy. The duty to co-operate imposed by Section 33A of the 2004 Act does not apply to the Core Strategy, as it was submitted before that duty came into force.
2. The starting point for the examination is the assumption that the Council has submitted what it considers to be a sound plan. The Council produced a schedule of minor changes prior to submission. However, due to the passage of time and the nature of the main modifications required, it has subsequently withdrawn the schedule. The basis for my examination is the submitted Core Strategy (Proposed Submission Version February 2011) therefore.
3. My report deals with the main modifications that are needed to make the Core Strategy sound and legally compliant and they are identified in bold in the report (**MM**) and set out in full in the Appendix. In accordance with section 20(7C) of the 2004 Act the Council requested that I should recommend any modifications needed to rectify matters that make the Core Strategy unsound/not legally compliant and thus incapable of being adopted. The Council has provided the detailed wording of most of the modifications, a number of which are based on suggestions it put forward during the examination.
4. The main modifications have been subject to public consultation and Sustainability Appraisal (SA) and I have taken account of consultation responses and the findings of the SA in writing this report.
5. Following the initial hearing sessions held between 31 January and 9 February 2012, I identified a significant issue with the soundness of the submitted Core Strategy in terms of the potential supply of land for housing within the policy framework proposed. An additional hearing session was held on 18 April 2012 to discuss whether this issue could be addressed and the practical and procedural implications of doing so. The Council sought a suspension of the examination to enable further work and consultation to be undertaken. I agreed to this request and suspended the examination on 25 May 2012.
6. During the suspension the Council considered and appraised options for increasing the potential supply of land for housing and undertook public consultation. It also updated its Strategic Housing Land Availability Assessment (SHLAA). The Council put forward its proposals to increase the potential supply of housing land and additional hearing sessions were held between 5 and 8 March 2013 to

discuss these and other options considered. I have taken account of the evidence and statements submitted in relation to these additional hearing sessions along with representations made on the options considered by the Council.

7. The NPPF was published in March 2012. The Council and others were given the opportunity to comment on the implications for the Core Strategy and I have taken account of these comments.
8. The Regional Strategy for the North West was revoked by an order which came into effect on 20 May 2013. The Government published updated household projections for the period 2011-2021 in April 2013. Again the Council and others were given the opportunity to comment on the implications for the Core Strategy and I have taken account of these comments.

## **Assessment of soundness**

### **Main Issues**

9. Taking account of all the representations, written evidence and the discussions that took place at the examination hearings I have identified the following main issues upon which the soundness of the Core Strategy depends.

### **Issue 1 – Whether the Core Strategy has been positively prepared and whether it is justified, effective and consistent with national policy in terms of the spatial strategy and the approach towards the provision and distribution of new housing**

10. The plan period up to 2026 will provide less than a 15 year time horizon from adoption. This is not a specific requirement of the NPPF however and I am satisfied that the time scale of the Core Strategy is appropriate and provides sufficient basis for planning and development in the borough, subject to clarification that 2011 is the start date for housing and employment land provision.
11. The Core Strategy aims to provide for an average of 1,000 additional dwellings per annum excluding those needed to replace demolitions (typically 50 per annum). The Council considers that this level of housing development is necessary to accommodate the predicted growth in population and households taking into account the 2008 based household projections and the Greater Manchester Forecast Model. It is broadly in line with the household projections produced by the Government in April 2013. I am satisfied, on the basis of the evidence available, that the provision of an average of 1,000 net additional dwellings per annum would meet the full objectively assessed needs for housing.
12. The spatial strategy in the submitted Core Strategy is based on directing development primarily to the towns within the east-west core of the borough. It would also allow for new housing on safeguarded land in a broad location for new development in the East

Lancashire Road Corridor (ELRC) which would encompass land at Golborne, Lowton and Astley. Although the scale of development in the ELRC is not specified, the clear intention was to provide primarily for lower density, higher value housing rather than general market housing on a significant scale. At the initial hearings, the Council confirmed its view that approximately 600 dwellings were envisaged in the ELRC.

13. A strategy of focussing development on the east-west core will ensure that it is well related to centres of services and facilities and transport links. It will direct development to those parts of the borough with the greatest concentrations of social and economic deprivation and areas where the environment has been degraded by past industrial and mining activity. It will provide significant opportunities for social, environmental and economic regeneration and is compatible with the wider context provided by other strategies and plans.
14. In principle, I consider that a strategy based on focussing development on the east-west core is appropriate and justified therefore. However, the boundary of the east-west core shown on the key diagram cuts through the continuous urban area of Tyldesley and Astley. The Council accepts that this is not justified and that the east-west core should include the whole of Astley. As a consequence the safeguarded land at Coldalhurst Lane, Astley would not be included in the ELRC. The key diagram also lacks clarity in terms of the boundary of the east-west core around urban areas.
15. Taking account of likely demolitions and to give flexibility to allow for some sites not coming forward, I consider that the Core Strategy should provide the policy framework to allow sites for at least 16,500 additional dwellings (gross) between 2011 and 2026 in order that the need for an average of 1,000 net additional dwellings per annum can realistically be met.
16. There has been a record of persistent under delivery in relation to previous housing requirements. The NPPF does not specifically require overall provision within the plan period to be increased to compensate for past under performance. However, in terms of a five year supply of deliverable housing sites, it makes it clear that there should be an additional buffer of 20% brought forward from later in the plan period under such circumstances. Taking this into account and allowing for demolitions, a five year supply of housing from the likely point of adoption in 2013 would be 6,300 dwellings (gross)<sup>1</sup>. Whilst completions since 2011 have been well below the annual

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<sup>1</sup> Annual gross requirement of 1,050 x 5yrs = 5,250  
5,250 + 20% = 6,300

average required, I consider that it is not necessary to increase the five year supply target as a consequence, provided that housing requirements over the plan period as a whole are met.

17. On the basis of evidence available at the time of the initial hearings, the submitted Core Strategy would not provide the policy framework to allow for an adequate supply of housing land over the plan period or a five year supply of deliverable sites. The Council's housing trajectory produced at the time took an unrealistic view of combined potential development rates for the strategic site at Northleigh Park and the broad locations for new development at Hindley and Atherton given their close proximity, overlap in phasing and the potential market. It also made no allowance for other sites identified in the SHLAA potentially not coming forward and included a significant and unjustified annual allowance for windfalls.
18. I indicated at the time of the suspension of the examination that in my view the Core Strategy would only realistically provide for some 14,000 dwellings between 2011 and 2026, leaving a shortfall of some 2,500 in comparison with the gross housing requirement identified above. According to the Council's trajectory produced at the time, the supply of housing land in the first five years would equate to only 2,900 dwellings.
19. As noted above, the Council updated its SHLAA during the suspension of the examination and considered options to address the shortfall in housing land supply. In addition to re-assessing potential supply from sites with planning permission, the proposed strategic site at Northleigh Park, broad locations for new development, other SHLAA sites and windfalls, the Council's proposal was to modify the submitted Core Strategy to allow for approximately 2,350 dwellings to be built on safeguarded land at Golborne and Lowton up to 2026.
20. In seeking to demonstrate how adequate housing land could be provided for and specifically a five year supply of deliverable sites, the Council relied on a number of assumptions which I consider to lack robust justification. I find insufficient basis to increase the assumption on maximum annual development rates per sales outlet to 31 dwellings from the figure of 25 previously accepted by the Council and others or to conclude that affordable housing provision was not included in previous assumptions. There is insufficient evidence to support the view that the level of affordable housing required to achieve such rates is realistically viable or that funding is in place to support schemes on this scale.
21. I consider that evidence relating to decreasing average household size and an ageing population along with the need to use land efficiently and effectively does not in itself justify an increase in the density assumption to 33 dwellings per hectare from the figure of 30 used previously by the Council. Whilst I note the information relating to past completions and recent planning permissions and applications, I find that there is insufficient basis to alter the assumption at such a

- late stage in the examination process, particularly given that the 2011 SHLAA update and Draft 2012 SHLAA update used a general assumption of 30 dwellings per hectare despite the information referred to by the Council being available at the time.
22. The Council's proposals place significant reliance on sites without planning permission to achieve a five year supply. They assume completions on some of these sites and others with outline planning permission in 2013/14. There is insufficient robust evidence to support these particular assumptions, particularly in the light of the typical lead in times referred to in the 2012 SHLAA update. In some cases the Council has assumed completions on some sites in 2017/18 despite them being categorised in the 2012 SHLAA update as developable in the 6 to 10 year period. There is nothing in terms of the key evidence base provided by the 2012 SHLAA update to support the assumption that these sites should now be regarded as deliverable within 5 years.
  23. I retain some doubts as to the realism of the assumed combined rate of delivery at Northleigh Park, Hindley and Atherton at times during the plan period and consider that the assumed timing of completions at Stone Cross Lane, Lowton and Garrett Hall is unduly optimistic.
  24. Therefore, in overall terms, whilst the Council's proposals would be likely to result in an adequate supply of housing land over the plan period as a whole, they would not provide for a realistic five year supply of deliverable sites. I have taken account of the generally strategic nature of the Core Strategy and the future role of the Allocations and Development Management Plan (the Allocations Plan). Clearly the ability to demonstrate a supply of specific deliverable sites at this point in time is affected by this. However, I consider that in order for the Core Strategy to be sound it must at least set out a policy framework which allows for a realistic five year supply of deliverable sites to be identified. Neither the submitted Core Strategy nor the Council's proposals to address the shortfall would achieve this.
  25. Furthermore, I am not satisfied that the Council's proposal to allow the development of all of the safeguarded land at Golborne and Lowton and none elsewhere beyond the east-west core is justified in terms of it being the most appropriate approach when considered against reasonable alternatives. It would introduce significant additional housing development to these settlements in relation to their size and level of service provision, resulting in some 13% of overall housing development in the plan period being focussed in this one particular area. I am not satisfied that evidence in relation to the existing and potential capacity of local infrastructure, in particular the road network and public transport supports that scale of development.
  26. Turning to the other options considered to address the shortfall in housing supply; I agree with the Council that the release of Green

- Belt land at this time would be inappropriate and unjustified, given the existence of substantial areas of safeguarded land.
27. However, I do not share the Council's view as to the relative merits of developing safeguarded land at Standish compared with Golborne and Lowton and in particular some combination of these options. I consider that the evidence in terms of transport and technical assessments and the SA does not substantiate the view that the use of safeguarded land beyond the east-west core would only be appropriate in principle at Golborne and Lowton and not at Standish. Clearly the potential scale of development in each area is a key factor. There is no substantive evidence to support the view that concentrating development beyond the east-west core at Golborne and Lowton only would have significant benefits in terms of co-ordinated infrastructure provision, particularly given that there are three distinct and separate areas of safeguarded land.
  28. In terms of deliverability, a spatial strategy which allowed for the development of some safeguarded land at Standish in addition to Golborne and Lowton would provide for a greater range and choice of sites to come forward. It would add flexibility and make an important contribution to the potential supply of realistically deliverable sites, particularly in the short to medium term. It would also provide the opportunity for affordable housing which met needs in Standish to be provided locally. The safeguarded land at Standish, along with that at Golborne and Lowton and indeed elsewhere, was specifically identified in the Unitary Development Plan (UDP) adopted in 2006 to meet longer term development needs if required.
  29. The Core Strategy identifies an extensive area of open land and countryside between and around settlements as Greenheart. This area will perform a vital role in enhancing the environment of the borough and providing recreational and leisure opportunities for its residents and visitors. The Core Strategy takes a positive approach to the regeneration of derelict and despoiled land within the context of other policy objectives, notably those concerning the Green Belt. I consider that the area identified as Greenheart and the strategic policy approach towards it are appropriate and justified.
  30. I am satisfied that the Council has taken full account of the principles of sustainable development in preparing the Core Strategy and that these principles are embedded within the document. However, a specific policy setting out a clear presumption in favour of sustainable development would ensure that it is fully consistent with the NPPF.
  31. In conclusion, the plan period up to 2026 will provide sufficient basis for planning and development in the borough. The provision of an average of 1,000 net additional dwellings per annum is justified and would meet the full objectively assessed needs for housing.
  32. In principle, focussing development on the east-west core of the borough is appropriate. However, the spatial strategy lacks sufficient

flexibility and would not realistically enable sufficient land for housing to come forward to meet identified needs. In these terms it has not been positively prepared and is not justified, effective or consistent with national policy. It is also not justified in excluding Astley from the east-west core and is not effective due to a lack of clarity as to the boundary of the east-west core around urban areas. The Core Strategy is also not fully consistent with national policy in that it does not specifically set out a clear presumption in favour of sustainable development.

33. Main modifications **MM.P1.1**, **MM.P1.2**, **MM.SP1.1** and **MM.SP1.2** would retain the focus on the east-west core whilst allowing for development at Golborne, Lowton and Standish. They would provide sufficient flexibility and allow the full objectively assessed needs for housing to be met. The main modifications would provide a policy framework which allows for a realistic five year supply of deliverable housing sites to be identified and maintained. They would ensure that the boundary of the east-west core is clear and appropriate and set out a policy presumption in favour of sustainable development. They are necessary for the Core Strategy to be positively prepared, justified, effective and consistent with national policy.

**Issue 2 – Whether Policy SP2 on town and local centres is justified, effective and consistent with national policy**

34. Policy SP2 sets out an appropriate hierarchy of centres which is justified by the evidence available relating to their existing and potential function. In particular, Ashton-in-Makerfield is justifiably regarded as a main town centre given the potential to enhance its role and function through additional development.
35. Taking account of evidence from the updated Retail and Leisure Study 2009 and recent developments in Wigan and Leigh, there is limited capacity in the short term for the additional development of retail or other main town centre uses. There is uncertainty as to longer term development needs given recent economic conditions and potential changes in shopping patterns and habits. The Council is committed to specifically addressing issues relating to the central areas of both Wigan and Leigh through the Allocations Plan. This will provide the opportunity to assess potential future development needs in more detail. On this basis, I am satisfied in principle that Policy SP2 provides sufficient strategic guidance.
36. I consider therefore that the approach to town and local centres set out in Policy SP2 is justified. However, it is insufficiently clear in terms of focussing development on existing centres and a sequential approach to the location of main town centre uses. In this respect the policy lacks effectiveness and is not consistent with national policy. These concerns would be addressed by main modifications **MM.SP2.1** and **MM.SP2.2**.

### **Issue 3 – Whether Policy CP5 on the economy and employment is justified and effective**

37. Policy CP5 seeks to provide for up to 250 hectares of employment land between 2010 and 2026, an average of some 15.6 hectares per annum. This is based on evidence from the Wigan Employment Land Review 2007 which identified an annual requirement of between 13.8 and 15.9 hectares and the Greater Manchester Employment Land Position Statement 2009 which concluded that there was a requirement for 15.63 hectares per annum. However, both of these studies were heavily influenced by the economic circumstances and relatively high take up rates for employment land prior to 2007. The economic situation has changed significantly since then and more recent take up rates are noticeably lower. The effect of this is that take up rates between 2002 and 2012 averaged only 7 hectares per annum and there is no evidence that this will increase significantly in the near future.
38. In the light of this there is insufficient evidence to support the provision of up to 250 hectares of employment land and it would not be realistically deliverable.
39. The Council has estimated that the total potential supply of employment land from existing sites (taking account of estimated losses to other uses), town centre opportunities and the proposed broad locations for new development involving safeguarded land is some 200 hectares.
40. Seeking to provide for 200 hectares of employment land would be more realistically deliverable and would take account of evidence on lower recent take up rates whilst still allowing for considerable flexibility and choice. It would allow for development rates to increase substantially from current levels and provide significant opportunities for economic growth in the borough without the need to look beyond existing sites, the town centres and areas of safeguarded land identified as broad locations for new development.
41. There is a lack of sufficient clarity in terms of the distribution of employment land provision across the borough and the relationship with the spatial strategy which seeks to focus development on the east-west core.
42. The requirement for employers and developers to enter into local labour and training agreements where appropriate is not supported by evidence nor is it realistically deliverable.
43. In conclusion, Policy CP5 is neither justified nor effective in terms of the overall provision for employment land and the approach to local labour and training agreements. It also lacks effectiveness due to insufficient clarity on the distribution of employment land provision across the borough and the relationship with the spatial strategy. These concerns would be addressed by main modifications **MM.CP5.1**

and **MM.CP5.2**.

**Issue 4 – Whether Policy CP6 on housing and the housing trajectory are justified, effective and consistent with national policy**

44. It is important to provide a reasonable degree of certainty in terms of the scale of future housing development. At the same time, it is also important to take a flexible and positive approach and be clear that the Core Strategy does not impose a ceiling on the amount of housing that may come forward.
45. It is not clear from Policy CP6 that provision for an annual average of 1,000 additional dwellings is regarded as a minimum. Nor is it clear that this is a net figure excluding demolitions and that overall provision will come from a variety of sources, not just allocations. The potential sources of housing land supply and its distribution across the borough are also not sufficiently clear. Given the need to modify the spatial strategy to allow for the development of safeguarded land at Standish, Golborne and Lowton, the reference to 85% of new housing being in the east-west core is not realistically deliverable. Reference to a figure of at least 80% would be more appropriate and realistically reflect the modified spatial strategy. The housing trajectory is not supported by evidence and it fails to demonstrate that a five year supply of deliverable housing sites would be provided. In these respects the Core Strategy is not justified, effective or consistent with national policy.
46. Policy CP6 includes a commitment to concentrate around 75% of new housing on previously developed land. The Council's assessment of the potential supply of previously developed land included all of the land at the Northleigh Park strategic site and the broad locations for new development South of Hindley, East of Atherton and Landgate, Ashton-in-Makerfield. Whilst the land in question was subject to past mining and industrial activity and restoration was not necessarily achieved through development control procedures, much of the land has been re-vegetated and to a large extent appears as green, open areas. Given the definition in Annex 2 to the NPPF, the categorisation of the land as being entirely previously developed is in my view questionable. Furthermore, the modified spatial strategy would involve the development of additional areas of greenfield land at Standish, Golborne and Lowton. Taking these factors into account the specific commitment to around 75% of new housing being on previously developed land is not justified by evidence, nor is it effective given that it is not realistically deliverable.
47. The Housing Needs and Demand Study 2008 identified a need for an additional 417 affordable houses per annum in the borough. The Council re-assessed the data in 2011 and estimate a need for 277 affordable houses per annum. The Affordable Housing Viability Study 2010 concluded that given sales values at the time, the provision of a proportion of affordable units as part of housing developments was

- not likely to be viable. However, with some increase in sales values relative to costs over time, it indicated that it would be viable to provide a proportion of affordable housing including on small sites. It recommended an aspirational target of 25% affordable housing subject to detailed assessment of viability on a case by case basis.
48. Given the need for affordable housing, evidence from the SHLAA in terms of the size of potential housing sites and the findings of the Viability Study, I am satisfied that it is appropriate to seek affordable housing provision on developments of ten or more dwellings.
  49. In principle the approach towards affordable housing set out in Part 7 of Policy CP6 is supported by evidence and provides sufficient flexibility to take account of the effect of affordable housing provision on the viability of proposals. However, the fact that affordable housing provision would be sought through planning obligations rather than required is insufficiently clear in the policy. It is also not clear that information on changing affordable housing needs over time will be taken into account. The approach to seeking a financial contribution in lieu of on-site provision is not clear, nor is it substantiated by evidence.
  50. The Gypsy and Traveller Accommodation and Service Delivery Needs in Greater Manchester 2007/8 report provides evidence in terms of additional requirements for plots and pitches. The Council accepts that further work will need to be undertaken to establish needs in the borough over the plan period. It is intended that such work will be undertaken during the preparation of the Allocations Plan and that sites will be allocated accordingly. Policy CP6 makes a clear commitment to provide sites to meet any shortfall in pitches and plots and sets out clear and justified criteria for doing so.
  51. Evidence supports the need to plan for a mix of housing and Policy CP6 provides a sufficiently flexible strategic approach to the issue.
  52. In conclusion, the housing trajectory, the approach to previously developed land and the approach to financial contributions for affordable housing are not justified by evidence. Policy CP6 is not effective due to a lack of clarity in respect of the provision and distribution of housing land and affordable housing. It is also not effective given that the approach towards the proportion of housing in the east-west core and the proportion of housing on previously developed land is not realistically deliverable. The housing trajectory is also inconsistent with national policy in that it does not demonstrate that a five year supply of deliverable housing sites would be provided. Main modifications **MM.CP6.1** and **MM.CP6.2** are necessary to ensure that Policy CP6 and the housing trajectory are justified, effective and consistent with national policy. In terms of the modified housing trajectory and a five year supply of deliverable sites, I have taken the view that a buffer of 5% rather than 20% would be required from 2018 onwards given that the issue of persistent under delivery should have been addressed by that stage.

### **Issue 5 – Whether Policy CP7 on accessibility is effective**

53. The borough suffers from a poorly integrated transport network and traffic congestion is a significant problem. Policy CP7 seeks to address these concerns and sets out a comprehensive approach to accessibility and the improvement and integration of transport networks across the borough. It identifies a number of specific transport schemes which are clearly linked to the delivery of the spatial strategy and key proposals within it.
54. Following the initial hearing sessions, the Council has provided updated information on the implementation of these schemes, costs and funding. It has also clarified the relationship of identified road schemes with the Northleigh Park strategic site and the broad location for new development South of Hindley. The Wigan Inner Relief Road does not form part of the Council's adopted Transport Strategy and is not considered to be deliverable within the plan period. The Saddle Link Road has now been completed.
55. Main modifications **MM.CP7.1** and **MM.CP7.2** are required to provide clarity, consistency and reflect up to date information. Subject to these modifications Policy CP7 is effective.

### **Issue 6 – Whether the proposed strategic site at Northleigh Park is justified and effective**

56. Northleigh Park is a large site occupying a key location within the east-west core. It has potential to deliver significant amounts of new housing and employment over the plan period, along with green infrastructure and community facilities. Over time, development of the site would involve the provision of new road links between Atherleigh Way and Leigh Road, improving accessibility within this part of the borough. The site has been subject to past mining, waste disposal and other industrial activities. Whilst there has been considerable re-vegetation, the development of the site would provide the opportunity for comprehensive remediation works to be undertaken.
57. Despite the past activity on the site and the need for further remediation, much of it appears as green, open space. There are residential areas around the site and it provides a recreational resource for the local community, with a number of rights of way crossing the site. Clearly, much of the current openness of the site would be lost through development. However, Policy SP3 makes provision for approximately 18 hectares of strategic green infrastructure. The development of the site therefore provides the opportunity for a substantial amount of good quality, safe and accessible green space. On balance, the significant improvement in the quality of green space outweighs the reduction in the amount of open land.

58. The site is not recognised as having any particular value in terms of biodiversity and contains no nature conservation designations. Again the development provides the opportunity to improve the quality of green space within the site and enhance its value in terms of biodiversity. A small proportion of the site falls within Flood Zones 2 and 3. It is intended that built development will avoid these areas and they will be incorporated within the areas of green infrastructure.
59. The development of the site will involve significant increases in traffic. However, as noted above, new roads would be provided, which over time would link Atherleigh Way and Leigh Road. In addition to providing access to the site and mitigating the effects of additional traffic, this link would have wider benefits for the area in terms of improving accessibility.
60. Overall, the development of the Northleigh Park site would have significant benefits in terms of meeting development needs and contributing to social, economic and environmental regeneration. It is a key element in the spatial strategy. Given this, it is important that development comes forward early in the plan period and that the Core Strategy provides a degree of certainty in respect of the site and the nature of development. I consider therefore that the inclusion of the strategic site allocation at Northleigh Park is justified.
61. I am satisfied, on the basis of evidence submitted during the examination, that despite the significant remediation and infrastructure costs, the development of the site over the plan period is realistically viable and deliverable. The Council granted outline planning permission for a mixed use development along the lines set out in Policy SP3 in February 2013 and there is clear interest from developers.
62. However, Policy SP3 is unclear as to the number of new dwellings realistically likely to be delivered during the plan period and the contribution to be made to overall housing requirements. The Core Strategy lacks clarity in terms of how the development of such a large site would be phased and how new housing would be related to the provision of infrastructure. It takes an unrealistic view of the timing and rate of delivery of new dwellings given the need for remediation works and infrastructure and the close proximity and overlap in phasing of areas proposed for development at Hindley and Atherton. It also fails to reflect the planning permission now in place. Policy SP3 does not make it sufficiently clear that employment provision would be in addition to the redevelopment of any existing uses at Leigh Road or that the development will include community facilities including a local centre. In these respects the Core Strategy is not effective.
63. Main modifications **MM.SP3.1** and **MM.SP3.2** would introduce sufficient clarity and ensure that the Core Strategy takes a realistic view of the delivery of housing on the site. Subject to these modifications, the proposed strategic site at Northleigh Park is

justified and effective.

**Issue 7 – Whether the proposed broad locations for new development are justified, effective and consistent with national policy**

*Junction 25, M6 motorway, south of Wigan*

64. The proposed broad location at Junction 25 of the M6 is within the Green Belt. The Government attaches great importance to Green Belts and Paragraph 83 of the NPPF makes it clear that once established, Green Belt boundaries should only be altered in exceptional circumstances.
65. Although the boundaries of the broad location are not defined in the Core Strategy, Policy SP4.5 refers to a location of around 40 hectares with access from the A49, at or very close to the roundabout at the end of the M6 spur road. The Council's schedule of proposed changes submitted to the examination (CS01) includes suggested amendments to the wording of the policy and I have taken these into account. The suggested amendments would include reducing the area concerned to around 30 hectares and specifying that development will be focused to the west of the A49. They would also include specific reference to mitigation measures, including landscaping and green barriers.
66. The Green Belt in this location occupies land between the built up areas of Wigan and Ashton-in-Makerfield and separates the two settlements. Even with the Council's suggested amendments, the proposed broad location would allow for a substantial area of development, beyond the existing built up area. In terms of the purposes of Green Belts, it would involve the sprawl of the built up area and encroachment into the countryside. Depending on the specific boundaries of the site to be developed I accept that a gap between the built up areas could be retained, the M6 spur road would represent a physical and visual barrier and the settlements would not necessarily merge. However, given the scale of development envisaged and the need to gain access from or near the roundabout it is likely that the gap would be significantly eroded and the perception of two distinct settlements would be substantially undermined. There would be a significant reduction in the openness of the Green Belt in this location.
67. In addition to its Green Belt function, the land in question forms part of the countryside around Wigan and Ashton-in-Makerfield and whilst it is not recognised as having particular landscape value, in its current undeveloped form, it contributes positively to the overall character and appearance of the settlements. Although there is no public access to most of the land, it is crossed by public rights of way which provide a recreational resource for the local community. Depending on the nature of detailed development proposals, public rights of way could be maintained or at least re-routed. However, their value as a

recreational resource would be affected as they would inevitably pass through or very close to areas of significant employment development rather than open land.

68. Whilst the development of the broad location would involve an increase in traffic and introduce additional employment uses close to residential areas, I am satisfied that subject to detailed layout and design and appropriate mitigation, this would not have an unacceptable effect on highway safety, air quality or the living conditions of local residents. The land in question is not subject to any designations in terms of biodiversity.
69. As I have noted above in relation to Issue 3, a justifiable and effective level of employment land provision in the borough as a whole over the plan period would be approximately 200 hectares. This would enable development rates to increase significantly above recent trends and allow for considerable flexibility and choice. It would provide significant opportunities for economic growth in the borough. This level of provision can be achieved from existing sites, town centre opportunities and the proposed broad locations for new development involving safeguarded land. The broad location at Junction 25 of the M6 is not therefore required to provide an adequate supply of employment land across the borough as a whole.
70. Within this context and given the scale of the proposal and the uses envisaged, it would have the potential to undermine efforts to promote regeneration elsewhere in the borough, for instance by diverting demand for offices away from town centres.
71. The Council's justification for the proposed broad location is largely based on its view that there is a need for a site of exceptional quality within the M6 corridor to diversify and enhance the portfolio of land available and attract inward investment. According to the Council, the key distinguishing features of such sites are that they are of an appropriate scale (at least 8 hectares), within close proximity (maximum 10 minute drive time) of a junction on the M6, visible from the M6 and with good power supply and broadband links.
72. Policy SP4.5 refers to the broad location providing for high quality industrial and logistics (storage and distribution) development. The Council's suggested amendments would refer to a high quality employment park comprising offices, industrial, manufacturing and logistics. There appears to be some uncertainty therefore as to what form the development is intended to take. It also appears that the evidence to justify the proposal and assess site options was largely based on the development of storage and distribution uses, given the particular emphasis on sites with good access to the M6.
73. There would clearly be some advantages in making a site available for employment uses with good access to the M6, particularly for storage and distribution uses. However, the evidence to support a specific maximum drive time of 10 minutes to a motorway junction as

- a criterion appears largely anecdotal. I am not convinced that such a specific requirement is necessarily a critical factor in attracting employment uses, particularly for those not involving storage and distribution, or that sites a little further away would not offer a reasonable prospect of attracting businesses.
74. Likewise, although I appreciate that some businesses may prefer a location which is highly visible from the motorway, there is insufficient substantive evidence to specifically justify this as an essential factor in selecting sites of exceptional quality compared with for instance, proximity to a supply of labour and public transport accessibility. I have doubts therefore about the particular weighting given to these specific criteria in the site selection process.
  75. I am also concerned that whilst factors such as agricultural land classification, heritage designations and other environmental designations were taken into account in the initial site selection process, no account was taken of the clear policy difference towards land within and outside of the Green Belt.
  76. Notwithstanding this, I also have concerns regarding how the land at Junction 25 has been assessed in relation to the criteria. Although the land is prominent from the spur road linking with the A49, and on a key route into Wigan, it is not clearly visible from the main carriageway of the motorway itself.
  77. Furthermore, Junction 25 is a one way junction on the motorway. It only provides direct access to or from the south. As Paragraphs 4.4 and 4.5 of the GVA Stage 1 Report (6.3.1) point out, the M6 is a key north-south national motorway link and typical requirements within the logistics and distribution sector include the need to have direct access to strategic road networks (motorways) including two-way junctions.
  78. Vehicles travelling north on the M6 from the land in question would either have to pass through the urban area to reach Junction 26 or travel south on the motorway to Junction 24 and turn around using the bridge carrying the A58 as I understand is the case with existing businesses on the Wheatlea Industrial Estate. There is no substantive evidence to support the view that the majority of commercial traffic is likely to travel south. It seems to me that given the particular emphasis placed on access to the motorway network, insufficient account has been taken of the specific circumstances relating to Junction 25.
  79. Whilst I note the scale of the proposal and the emphasis on storage and distribution uses, in principle the type of employment uses envisaged are typical of those found on employment sites within the borough and elsewhere and in the case of offices, within town centres; they are not exceptional.
  80. In conclusion therefore the proposed broad location for development

at Junction 25 of the M6 would significantly reduce the openness of the Green Belt and be contrary to the purposes of including land within it. The loss of open countryside would adversely affect the overall character and appearance of Wigan and Ashton-in-Makerfield and the recreational value of public rights of way would be affected. The broad location is not required to provide an adequate supply of employment land across the borough as a whole. The types of uses envisaged are typical of those that could be accommodated on existing or proposed sites elsewhere.

81. I have doubts regarding the definition of a site of exceptional quality and the criteria used to assess site options. In any case, the land in question does not in my view fully comply with these criteria. It is not clearly visible from the main carriageway of the M6 and only has direct access to a one way motorway junction.
82. I accept that development of the proposed broad location would potentially provide jobs and inward investment on a significant scale and there are clearly some locational advantages in terms of proximity to the M6. I also accept that the proposed development would in principle be viable and deliverable although there is no substantive evidence to suggest that it necessarily provides significant advantages in terms of delivery compared with other existing and potential sites. In this respect it would be effective.
83. Taking all of these factors into account, the benefits of the proposed broad location in terms of potential investment and job creation are not sufficient to outweigh the adverse effects in relation to the Green Belt and other matters. Exceptional circumstances to justify removal of the land in question from the Green Belt do not exist. The proposed broad location at Junction 25 of the M6 is neither justified nor consistent with national policy. Main modifications **MM.SP4.1** and **MM.SP4.2** would remove references to the broad location and address these concerns.

*Other broad locations for new development within the east-west core*

84. Policy SP4 identifies four broad locations for new development within the east-west core. These are South of Hindley, East of Atherton, at Garrett Hall (Astley) and at Landgate (Ashton-in-Makerfield). Although shown indicatively on the Key Diagram, these broad locations relate to distinct areas of safeguarded land shown on the UDP Proposals Map. In effect the maximum area potentially available for development is defined by the extent of the safeguarded land. They were previously included as strategic site allocations at the Preferred Options stage in June 2009.
85. There are limited opportunities for development beyond the built up areas of the east-west core without encroaching into the Green Belt which covers extensive areas around and between settlements. The safeguarded land at the broad locations within the east-west core was specifically identified in the UDP to meet longer term development

needs if required. It is now clear that development in these locations will be required in order to meet the need for new housing over the plan period. Other than at Garrett Hall, they will also make an important contribution to the range and choice of potential employment land available. I am satisfied that in principle, development in these broad locations is realistically deliverable within the time frame of the Core Strategy.

86. Additional work is likely to be necessary in order to establish detailed requirements for infrastructure and in some cases remediation works and to define appropriate site boundaries. It would not be appropriate, or indeed feasible to identify strategic site allocations as part of the Core Strategy.
87. There will inevitably be some adverse effects as a result of the development of land within the broad locations. They currently form largely open land within or on the edge of built up areas and to varying degrees provide local communities with access to green space and a recreational resource. They also have some value in terms of biodiversity. Substantial parts of the broad locations are likely to be required for development. This will inevitably have a significant effect on the open nature of the land and its value to local communities. There are also likely to be significant increases in traffic flows.
88. However, as I have set out above, development of safeguarded land in these locations is required to meet housing and employment land requirements over the plan period. I am satisfied that sites can be identified and specific proposals brought forward to mitigate the potential adverse effects of development and to ensure that necessary infrastructure such as new roads is provided.
89. I consider therefore that the broad locations for new development South of Hindley, East of Atherton, at Garrett Hall and at Landgate are justified and consistent with national policy.
90. Policy SP4 lacks effectiveness in a number of respects however, insofar as it relates to the broad locations within the east-west core. The scale of housing development and the realistic contribution to meeting needs over the plan period is not clear given the absence of approximate dwelling numbers. The policy does not take a realistic view of the timing of development South of Hindley and the relationship with the strategic site at Northleigh Park. It is also insufficiently clear in terms of the relationship of development East of Atherton and at Landgate with road improvements in the area.
91. It is intended that specific sites within the broad locations will be identified in the Allocations Plan before being brought forward for development. Whilst in principle this is an appropriate approach, it lacks sufficient flexibility to deal with the pressing need to ensure an adequate potential supply of housing land in the short term, given that it will inevitably be some time before the Allocations Plan is

adopted. Under the circumstances, it is necessary to allow for proposals which reflect the overall scale and form of development envisaged in the broad locations in advance of the Allocations Plan, in order to contribute to the supply of housing land in the short term. Clearly this would need to be subject to detailed criteria including the capacity of local infrastructure.

92. There are other areas of safeguarded land within the east-west core in addition to those identified as broad locations. This includes a substantial amount of land south of Atherton. In the light of discussions regarding the supply of housing land during the initial hearing sessions, the Council indicated that the safeguarded land south of Atherton could also be identified as a broad location. On the basis of information available at the time I asked the Council to include this as a potential proposal when undertaking consultation during the suspension of the examination, given that it might have been required to contribute to the supply of housing land.
93. However, in the light of further work undertaken by the Council in assessing the potential supply of housing land from other sources, it is not necessary to specifically include the land south of Atherton as a broad location in order to meet housing needs over the plan period. It would not realistically make an additional contribution to the overall supply of housing in the short term, given the need for further detailed work to be undertaken and the close proximity and overlap in potential markets with areas proposed for development East of Atherton, South of Hindley and at Northleigh Park. The inclusion of an additional broad location south of Atherton is not therefore necessary for the soundness of the Core Strategy.
94. I deal with the issue of safeguarded land in the east-west core beyond the broad locations in relation to Policy CP8 below. However, in principle the main modifications would allow for such land to be allocated in future or if necessary brought forward for development in advance of the Allocations Plan to ensure an adequate supply of housing land.
95. In conclusion therefore, the broad locations for new development South of Hindley, East of Atherton, at Garrett Hall and at Landgate are justified and consistent with national policy. They are not effective however due to a lack of sufficient clarity, realism and flexibility. These concerns would be addressed by main modifications **MM.SP4.1** and **MM.SP4.2**.

*Broad locations for new development beyond the east-west core*

96. Whilst the submitted Core Strategy included a broad location for new development in the ELRC, no indication of the scale of development proposed was given and it could have varied considerably depending on which site or sites were included in the Allocations Plan. The approach was not effective due to this significant lack of clarity. As I have noted, it was also not justified in including land at Coldalhurst

Lane, Astley which is more appropriately included within the east-west core. In any case, as I have discussed in relation to Issue 1, it would not provide for a realistic five year supply of deliverable sites and needs to be part of a more flexible spatial strategy in terms of the distribution of development.

97. In line with this more flexible strategy, it is necessary for broad locations for new development to be identified at Golborne/Lowton and Standish.
98. It must be borne in mind that the Core Strategy is generally strategic in nature and other than at Northleigh Park, does not include site allocations. Notwithstanding this, it is important to provide sufficient clarity and a reasonable degree of certainty in terms of the scale of development at the broad locations. In the case of Golborne, Lowton and Standish this is particularly important given their crucial role in the supply of housing land, the total capacity of safeguarded land in these settlements and the potential implications for the focus of development on the east-west core.
99. In identifying an approximate scale of development in these broad locations, a balance needs to be struck between the objectives of providing a policy framework which is realistically capable of delivering sufficient housing land whilst maintaining a clear focus on the east-west core. Given the other potential sources of housing land supply, there would be a particular shortfall in the early years of the plan period and there would not be a five year supply of deliverable housing sites from the outset. The scale of housing at Golborne, Lowton and Standish therefore needs to be sufficient to address this specific issue.
100. On the basis of evidence submitted during the examination in terms of potential sites and realistic rates of development, it is likely that more than one site and a number of sales outlets will need to come forward concurrently in both of these broad locations in order to deliver the scale of housing necessary and to address the initial shortfall in deliverable sites. The overall scale of development planned in each of these broad locations needs to be sufficient to realistically allow this to happen.
101. Taking account of evidence on the likely capacity of potential sites and rates of development, I consider that a figure of approximately 1,000 dwellings in each of the broad locations would give a realistic prospect of more than one site and multiple sales outlets coming forward and the required rate of development being achieved. Such a figure is also required to provide some flexibility and diversity in terms of the specific sites that may come forward. An overall amount of development noticeably less than this would not provide a realistic prospect of sufficient sites and sales outlets coming forward to achieve the rate of development required.
102. On the other hand, development significantly in excess of this in

either or both broad locations could have serious implications for the strategy of focussing development on the east-west core and would not in any case realistically lead to an additional increase in the potential annual rate of housing delivery. Taking account of other sources of housing land, broad locations accommodating approximately 1,000 dwellings would result in some 8% of the borough's potential housing supply coming from Golborne and Lowton and some 7% from Standish. In overall terms approximately 82% of potential housing supply would be likely to come from the east-west core. It is important to retain a degree of flexibility however and it would be inappropriate to set a specific maximum limit on the amount of housing development at the broad locations.

103. As with the broad locations within the east-west core, this scale of additional housing development in both Golborne and Lowton and Standish will inevitably have some adverse impacts. Again the safeguarded land in question forms largely open land within or on the edge of the built up areas and to varying degrees provide local communities with access to green space and a recreational resource. Substantial parts of the broad locations are likely to be required for development and this will clearly have a significant effect on the character and appearance of the land and its value to local communities. There are also likely to be significant increases in traffic flows and additional pressure on local infrastructure.
104. However, the land was safeguarded in the UDP to meet longer term development needs if required. Development in these locations is now required to meet identified housing needs and in particular to provide a realistic prospect of a five year supply of deliverable housing sites. I am satisfied that in principle sites can be identified and specific proposals brought forward to mitigate the potential adverse effects of development and to ensure that necessary infrastructure is provided.
105. The potential total capacity of safeguarded land at Golborne and Lowton and at Standish significantly exceeds 1,000 dwellings in both cases and I appreciate the Council's concerns in terms of dealing with specific proposals that may come forward in the short term, particularly given the pressing need to release additional housing land supply in advance of the Allocations Plan. However, this is to a large extent a direct consequence of the particular circumstances which currently exist in terms of the balance between housing requirements and land supply. Whilst there is a need to modify Policy SP4 to provide more flexibility and to allow for proposals to be approved in advance of the Allocations Plan, the modified policy would also make it clear that such proposals would need to reflect the scale and form of development envisaged in each broad location. Clear criteria would also be retained to ensure that account was taken of the capacity of local infrastructure, the ability to integrate development with the local community and the ability to deliver the development taking account of site constraints and additional infrastructure needs.

106. It must be remembered that the broad locations for new development are strategic level proposals within a core strategy, they are not site allocations. The level of specific evidence and policy detail attached to them should reflect this. Within this context, I am satisfied that the modified policy approach would be sufficiently detailed.
107. I note that the Council are undertaking specific work in assessing infrastructure requirements for Golborne, Lowton and Standish. I acknowledge that such work would assist in determining proposals in the context of modified Policy SP4 and consider that it would be appropriate to refer to it within the Core Strategy.
108. However, whilst I understand that the Council intend to produce and adopt a supplementary planning document (SPD) on the subject, the specific nature of such a document is not clear. There is potential for an SPD to attempt to take on at least some of the role of the Allocations Plan for instance in deciding which site or sites should be allocated. It may also be some time before such an SPD is adopted, potentially causing delays in determining proposals. I am satisfied that the modified wording of Policy SP4 would give the Council sufficient basis to take account of infrastructure capacity and requirements along with other factors when considering proposals and that its decisions would be informed by evidence and information available to it at the time. It would be inappropriate and unnecessary to include specific reference to an SPD therefore.
109. In conclusion broad locations for approximately 1,000 dwellings on safeguarded land at Golborne and Lowton and also at Standish need to be included within Policy SP4 to ensure that the Core Strategy is justified, effective and consistent with national policy. Main modifications **MM.SP4.1** and **MM.SP4.2** would achieve this.
110. There is a need to reflect the modified approach to the broad locations for new development in Policy CP8 and associated text to ensure a consistent approach to the Green Belt and safeguarded land and to clarify that safeguarded land at the broad locations and elsewhere within the east-west core may need to come forward for development in advance of the Allocations Plan. It is also necessary to update Policy CP8 to reflect the approach to previously developed sites in the Green Belt set out in the NPPF. Main modifications **MM.CP8.1** and **MM.CP8.2** are required therefore to ensure that the approach to the Green Belt and safeguarded land is effective and consistent with national policy.

### **Issue 8 – Whether other core policies are justified, effective and consistent with national policy**

111. Policy CP11 is not fully consistent with national policy in terms of the detailed approach to heritage assets and their settings. Policy CP13 serves no real purpose as a planning policy and to a large extent simply refers to national policy. It is not effective therefore. There is insufficient evidence to justify the specific requirements in terms of

low carbon and renewable energy technologies set out in parts 1 and 2 of Policy CP14. Policy CP16 is not fully consistent with national policy or the Greater Manchester Joint Minerals Plan. There is a lack of sufficient clarity and flexibility in part 1 of Policy CP19 in relation to the effect of developer contributions on the viability of proposals. In these respects it is not effective.

112. These concerns would be addressed by main modifications **MM.CP11.1, MM.CP11.2, MM.CP13.1, MM.CP13.2, MM.CP14.1, MM.CP14.2, MM.CP16.1, MM.CP16.2, MM.CP19.1** and **MM.CP19.2**.
113. I am satisfied that the remaining core policies are justified, effective and consistent with national policy.

**Issue 9 – Whether the Core Strategy will be able to be monitored effectively**

114. In many cases the indicators and targets set out in the monitoring framework lack clarity and do not fully reflect the key aims of policies. They would not allow for responsive monitoring at key stages in the plan period to ensure that progress was being maintained in terms of the delivery of housing and employment land. There is a lack of baseline data to assist monitoring against targets and the monitoring framework does not reflect the modified policy approach set out above. In these respects the monitoring framework is not effective. Main modification **MM.Mon1.1** would address this concern and ensure that the Core Strategy will be able to be monitored effectively.

**Assessment of legal compliance**

115. My examination of the compliance of the Core Strategy with the legal requirements is summarised in the table below. I conclude that the Core Strategy meets them all subject to main modification **MM.App1.1** which would update the list of UDP policies to be superseded by policies in the Core Strategy.

<b>LEGAL REQUIREMENTS</b>	
Local Development Scheme (LDS)	The Core Strategy is identified within the approved LDS (December 2011) which sets out an expected adoption date of September 2012. Other than the slippage in the likely date of adoption due to the suspension of the examination, the Core Strategy's content and timing are compliant with the LDS.
Statement of Community Involvement (SCI) and relevant regulations	The SCI was adopted in January 2011 and consultation has been compliant with the requirements therein.
Sustainability Appraisal (SA)	SA has been carried out and is adequate.

Appropriate Assessment (AA)	The Habitats Regulations Assessment (July 2011) and the addendum (July 2012) confirm that subject to clarification and appropriate mitigation the proposals within the modified Core Strategy can proceed without harm to the Manchester Mosses Special Area of Conservation.
National Policy	The Core Strategy complies with national policy except where indicated and modifications are recommended.
Sustainable Community Strategy (SCS)	Satisfactory regard has been paid to the SCS.
2004 Act (as amended) and 2012 Regulations.	The Core Strategy complies with the Act and the Regulations.

## Overall conclusion and recommendation

- 116. The Core Strategy has a number of deficiencies in relation to soundness for the reasons set out above which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.**
- 117. The Council has requested that I recommend main modifications to make the Core Strategy sound and/or legally compliant and capable of adoption. I conclude that with the recommended main modifications set out in the Appendix the Wigan Core Strategy satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.**

*Kevin Ward*

Inspector

This report is accompanied by the Appendix containing the Main Modifications

## Appendix – Main Modifications

The modifications below are expressed in the conventional form of strike-through for deletions and **underlined bold** for additions of text.

The page numbers and paragraph numbering refer to the Draft Core Strategy: Proposed Submission version (February 2011) and do not take account of the deletion or addition of text.

Reference	Page/ Policy/ Paragraph	Main Modification
<b>New Policy: Presumption in favour of sustainable development</b>		
MM.P1.1	Page 37/ New policy/ before Policy SP1	<p><b><u>"Presumption in favour of sustainable development</u></b></p> <p><b><u>In considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</u></b></p> <p><b><u>Planning applications that accord with the policies in this Core Strategy and subsequent plans will be approved without delay, unless material considerations indicate otherwise.</u></b></p> <p><b><u>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision we will grant permission unless material considerations indicate otherwise, taking into account whether:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</u></b></li> <li>• <b><u>Specific policies in that Framework indicate that development should be restricted."</u></b></li> </ul>

MM.P1.2	Page 37/ New policy/ supporting text for new policy	<b><u>"This policy follows the approach of the presumption in favour of sustainable development set out in the National Planning Policy Framework. Subsequent policies guide how the presumption is applied locally."</u></b>
<b>Policy SP1: Spatial strategy for Wigan Borough</b>		
MM.SP1.1	Page 37/ policy SP1/ first Paragraph	"...Tyldesley, <b><u>Astley</u></b> and Ashton-in-Makerfield, in order to achieve transformational regeneration and create attractive places for people to live and businesses to locate and thrive. <b><u>Beyond the east-west core, development will be focused on Golborne and Lowton and Standish.</u></b> "
	Page 37/ policy SP1/ third paragraph	"... <del>and</del> the south of the town, <del>and a broad location for new employment development alongside junction 25 of the M6 motorway, south of Wigan.</del> "
	Page 38/ policy SP1/ fifth paragraph	"...development will be focused in <b><u>on</u></b> Platt Bridge, Hindley,..."
	Page 38/ policy SP1/ sixth paragraph	"...Atherton <del>and</del> , Tyldesley, <b><u>and Astley</u></b> , including their town centres, and..."
	Page 38/ policy SP1/ seventh paragraph	"...new housing development to complement that in the east west core is identified at the East Lancashire Road corridor <b><u>Golborne and Lowton.</u></b> "
	Page 38/ policy SP1/ New paragraph after seventh paragraph	<b><u>"In the north of the borough a broad location for new housing development is identified at Standish"</u></b>
	Page 38/ policy SP1/ eighth paragraph	"An area from north to south through the core of the borough – its Greenheart – will be enhanced as a high quality countryside park."
	Page 38/ policy SP1/ ninth paragraph	"Elsewhere in the borough, in Standish, <del>Aspull,</del> and Shevington, Orrell and Billinge and otherwise in Golborne, Lowton and Astley, development will be limited to....."
	Page 38/ policy SP1/ tenth paragraph	"With the exception of the broad location for new employment development at the M6 motorway south of Wigan, <del>t</del> <b><u>The</u></b> full extent of the Green Belt will be maintained."
	Page 38/ policy SP1/ following	<b><u>"An area from north to south through the core of the borough – its Greenheart – will be enhanced as a high quality countryside</u></b>

	the tenth paragraph	<b>park."</b>
MM.SP1.2	Page 38/ policy SP1/ paragraph 8.3	"The inner area of the borough, which stretches westwards to the M6 motorway and eastwards to <del>Tyldesley and Astley the East Lancashire Road at Mosley Common</del> – our east-west core - ..."
	Page 39/ policy SP1/ new paragraph following paragraph 8.4	<b><u>"Outside the east-west core, a limited amount of new housing is to be developed at Golborne and Lowton and Standish. This will expand the range and choice of sites available for new housing whilst bringing flexibility in the supply of land to meet the borough's housing needs."</u></b>
	Page 40/ policy SP1/ Key diagram	See former and modified key diagrams in annex under main modification MM.SP1.2
<b>Policy SP2: Our town and local centres</b>		
MM.SP2.1	Page 42/ policy SP2/ first paragraph	"Our town centres will be enhanced as thriving, attractive and locally distinctive places, which can support a broad range of activities. Within these centres we will support proposals to improve their prosperity. <b><u>New retail development and other main town centre uses will be directed to our town and local centres."</u></b>
	Page 42/ policy SP2/ second paragraph, second sentence (under sub- heading 'Wigan')	"It will be enhanced as the prime location for shopping, offices, <del>commercial services,</del> education, leisure, <b><u>entertainment, arts, tourism</u></b> and cultural uses serving the west and centre of the borough and its wider hinterland. Our <del>Area Action Plan for 'Wigan Central'</del> will include the town centre, the Pier Quarter and the <del>Wallgate area and</del> <b><u>subsequent local plan</u></b> will review the town centre boundary. <del>It will</del> <b><u>and</u></b> contain detailed policies to:"
	Page 42/ policy SP2/ third paragraph, second sentence (under sub- heading 'Leigh')	"It will be enhanced as the focus for shopping, offices, <del>commercial services,</del> education, leisure, <b><u>entertainment, arts, tourism</u></b> and cultural uses serving the east of the borough." <del>"In our Area Action Plan for Leigh Central, we</del> <b><u>Our subsequent local plan</u></b> will review the town centre boundary, notably to the south and east, and develop detailed policies to:"
	Page 43/ policy SP2/ fourth paragraph, second sentence (under sub- heading	"It will be enhanced as the focus for shopping, offices, <del>commercial services,</del> leisure, <b><u>entertainment, arts, tourism</u></b> and cultural uses serving the south-west of the borough."

	'Ashton-in-Makerfield')	
	Page 43-44/ policy SP2/ last paragraph (under sub heading Out-of- centre develop- ment)	"Outside the boundaries of these centres, proposals for retail and other <b>main</b> 'town centre uses' will be determined in accordance with national planning policy, as appropriate <b><u>only be permitted where the requirements of national planning policy can be satisfied. Specifically, proposals will be subject to a sequential test and will be assessed with regard to their impact on town centre investment, vitality and viability.</u></b> "
MM.SP2.2	Page 44/ policy SP2/ new paragraph before paragraph 8.7	<b><u>"The Wigan Borough Retail and Leisure Study of 2007, updated in 2009, provides a detailed analysis of retail and leisure provision within the borough and identifies the future capacity for additional floorspace within individual town centres up to 2027. However, partly due to changes in shopping patterns, store formats and new technology, there is a need to treat these longer term projections with caution."</u></b>
	Page 44/ policy SP2/ paragraph 8.7	Work has started on our Wigan Central Area Action Plan that will set out where, how and when beneficial development can be accommodated within an expanded centre.
	Page 44/ policy SP2/ new paragraph after paragraph 8.7	<b><u>"Within the 5 years to 2016 there is limited capacity for additional retail floorspace within Wigan town centre; although in the longer term this capacity will increase. In this context, our subsequent local plan will examine how the quality and attractiveness of the town centre retail offer can be improved."</u></b>
	Page 44/ policy SP2/ paragraph 8.8, second sentence	"Construction is underway on a new retail/leisure development on the edge of the centre which will help with the regeneration of the centre."
	Page 44/ policy SP2/ end of paragraph 8.8	"We will identify a number of areas for investment and improvement and set out the required actions to create a more accessible and attractive centre in the Leigh Central Area Action Plan <b><u>our subsequent local plan. The identified short term retail capacity for Leigh town centre has been met by the recent retail and leisure development at Spinning Jenny Way. We will determine how the longer term capacity can be met in that subsequent plan.</u></b> "

	Page 44-45/ policy SP2/ end of paragraph 8.9	"...as a main town centre. <b><u>Further detailed work will be carried out to examine how new retail development, which will increase Ashton's market share and improve its attractiveness, can best be accommodated within the area.</u></b> "
	Page 45/ policy SP2/ beginning of paragraph 8.10	"Our other <b><u>smaller</u></b> town centres and local centres..."
	Page 45/ policy SP2/ end of paragraph 8.10	"...of neighbourhood centres. <b><u>In the short term, there is limited capacity for new retail development in the smaller town centres, based on their current market shares. However, in the longer term, this capacity will increase.</u></b> "
	Page 45/ policy SP2/ after paragraph 8.10	<b><u>"In addition, there are a number of smaller groups of shops across the borough that offer an important local service and might appropriately be safeguarded by the development plan, either as local centres or as a separate 'tier' of neighbourhood centres. Additional capacity within these local and neighbourhood centres is minimal and the emphasis will be on safeguarding their convenience shopping role.</u></b>  <b><u>New retail or other town centre development should be of a scale and character appropriate to the size of the centre and its catchment and the centre's position within the retail hierarchy.</u></b> "
	Page 45/ policy SP2/ after paragraph 8.11	<b><u>"Main town centre uses are defined as: Retail development (including warehouse clubs and factory outlet centres); leisure and entertainment facilities (including cinemas, restaurants, bars and clubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities)."</u></b>
<b>Policy SP3: A key strategic site – Northleigh Park</b>		
MM.SP3.1	Page 47/ policy SP3/ first paragraph	"...known as 'Northleigh Park' <b><u>and shown on the Proposals Map</u></b> will be brought forward <b><u>on a phased basis</u></b> for a comprehensive high quality development...."

	Page 47/ policy SP3/ bullet points under first paragraph	<ul style="list-style-type: none"> <li>• <del>"44 hectares of housing</del> <b><u>Approximately 1,100 homes up to 2026</u></b></li> <li>• 8 hectares of new employment provision, <b><u>in addition to any redevelopment of existing uses at Leigh Road</u></b></li> <li>• 18 hectares of strategic 'green infrastructure' (open space, woodland, walking and cycling routes, flood mitigation and wildlife space)</li> <li>• <b><u>The provision of appropriate community facilities including a local centre.</u></b>"</li> </ul>
	Page 47/ policy SP3/ sixth numbered clause	<del>"6. the provision of appropriate community facilities."</del>
	Page 48/ policy SP3/ final paragraph	<del>"A development brief will be agreed with, and approved by, the council and <b><u>Planning permission for the site has been approved in outline</u></b> The development will accord substantially with that approved brief. The brief and planning applications for the site will be informed by assessments relating to matters such as transport, viability, environmental constraints, housing need, drainage, flood risk, recreational open space, ecology and landscape. <b><u>be delivered on a phased basis set by the conditions on the outline planning permission, related to the delivery of key infrastructure. Any subsequent reserved matters approvals will be in accordance with the outline planning permission.</u></b>"</del>
MM.SP3.2	Page 48/ policy SP3/ paragraph 8.13, first sentence	<del>"The total capacity of the site for housing is around 1,800 homes. Development of a <b><u>Around 44 hectares of housing 1,100 homes can be expected by 2026, which</u></b> will make a substantial contribution to meeting the borough's housing needs <b><u>in that period.</u></b>"</del>
	Page 48/ policy SP3/ paragraph 8.13, fourth sentence	<del>"This will be necessary to <b><u>provide satisfactory access arrangements for the whole of the site and to</u></b> secure jobs on part of the site,..."</del>
	Page 48/ policy SP3/ new paragraph following paragraph 8.13	<del>"<b><u>Community facilities including a local centre to serve the site and the immediately surrounding area would be an appropriate component of the development.</u></b>"</del>

	Page 50 and 51/ policy SP3/ Key delivery items table	See modified table in the annex under main modification MM.SP3.2
<b>Policy SP4: Broad locations for new development</b>		
MM.SP4.1	Page 51/ policy SP4/ first paragraph	<p><del>"Sites for substantial new development will be allocated in a subsequent development plan document at the broad locations below. The extent, boundaries and other details of development in all of these locations will also be determined at that time against factors including further evidence of:</del></p> <ul style="list-style-type: none"> <li><del>• the need for the development</del></li> <li><del>• the scale of development required</del></li> </ul> <p><b><u>The following areas of safeguarded land are identified as broad locations for new development and specific sites will be allocated in a subsequent plan. Planning applications which reflect the overall scale and form of development envisaged in each broad location may be permitted in advance of sites being allocated in order to contribute to the supply of housing land in the short term. Allocations and specific proposals will need to take account of:</u></b></p> <ul style="list-style-type: none"> <li>• the capacity of infrastructure serving the area / site</li> <li>• the ability to integrate the development with the local community</li> <li>• the ability to deliver the development including addressing site constraints and provision of the physical and green infrastructure needed."</li> </ul>
	Page 52/ policy SP4/ second paragraph, (under the sub heading 'South of Hindley')	<p><del>"A location for housing and employment development of up to 124 hectares, which will follow on from the Northleigh Park development.</del></p> <p><b><u>Housing and employment development with approximately 1,000 dwellings up to 2026."</u></b></p>
	Page 52/ policy SP4/ third paragraph (under the sub heading 'East of Atherton')	<p><del>"A location of up to 45 hectares, for housing development close to the railway station and new employment development as an extension of the existing Chanters Industrial Estate.</del></p> <p><b><u>Housing development close to the railway station and employment development as an extension of the existing Chanters Industrial Estate with approximately 450 dwellings up to 2026.</u></b> A through road from</p>

		the A579 Bolton Road to Tyldesley Old Road with a connection to Shakerley will be explored."
Page 52/ policy SP4/ fourth paragraph (under the sub heading Garrett Hall, Astley)		"A location of up to 28 hectares for housing development. <b><u>Housing development with approximately 600 dwellings up to 2026.</u></b> "
Page 52/ policy SP4/ fifth paragraph (under the sub heading 'East of Wigan Road, Landgate, Ashton-in- Makerfield')		"A location of up to 45 hectares for employment development with the possibility of some housing, which will cross-subsidise the provision of infrastructure, including a bypass route for Bryn Cross to/from Bryn Road and the South Lancashire Industrial Estate. <b><u>Employment and housing development with approximately 300 dwellings up to 2026. A route for a bypass for Bryn Cross to/from Bryn Road and the South Lancashire Industrial Estate shall be allowed for and incorporated in the access for the employment development. Existing playing field provision...."</u></b>
Page 53/ policy SP4/ sixth paragraph (including the sub heading 'Junction 25....')		"Junction 25, M6 motorway, south of Wigan A location of around 40 hectares for high quality industrial and logistics (storage and distribution) development, with access to/from the A49 Warrington Road at, or very close to, the roundabout at the end of M6 motorway spur road at junction 25. The need for and extent of the development and the removal of that land from the Green Belt will be determined in a subsequent development plan document."
Page 53/ policy SP4/ seventh paragraph (including the sub heading 'East Lancashire Road corridor')		"East Lancashire Road corridor A location for housing primarily of lower density and higher value to help balance the housing market and enable a share of the value of that development to be invested in the delivery of essential infrastructure in the east-west core. The site options are all designated as land safeguarded for future development in the 2006 development plan. They are: <ul style="list-style-type: none"> <li>• Land at Rothwell's Farm, Lowton Road, Golborne</li> <li>• Land east of Stone Cross Lane, Lowton</li> <li>• Land at Pocket Nook Lane, Lowton</li> <li>• Land at Coldalhurst Lane, Larkhill, Astley.</li> </ul> <b><u>Golborne and Lowton Housing development with approximately 1,000 dwellings on safeguarded land up to 2026.</u></b> "

	<p>Page 53/ policy SP4/ following the seventh paragraph</p>	<p><b><u>"Standish Housing development with approximately 1,000 dwellings on safeguarded land up to 2026."</u></b></p>
<p>MM.SP4.2</p>	<p>Page 53/ policy SP4/ end of paragraph 8.18</p>	<p>"...need for such provision. <b><u>In order to ensure an adequate and continuous supply of housing land throughout the plan period, it may be necessary to permit planning applications for housing development on safeguarded land in advance of an allocation through a subsequent plan, provided that the proposals reflect the overall scale and form of development envisaged at that location. The Council is undertaking assessments of strategic infrastructure capacity in the two broad locations of Golborne and Lowton and Standish, and these will be taken into account in the determination of planning applications in these areas."</u></b></p>
	<p>Page 54 and 55/ policy SP4/ paragraph 8.23</p>	<p>"...Junction 25 of the M6 Motorway. <b><u>Housing development will be directed to the northern part of the developable area, close to the existing community of Landgate. It</u></b> <del>The land</del> was safeguarded ...." <del>"With the objective of maximising the employment land provision, some housing will be acceptable to help secure the site for development and the transport infrastructure needed."</del></p>
	<p>Page 55/ policy SP4/ paragraphs 8.24 and 8.25</p>	<p><del>"The 'Junction 25, M6 motorway, south of Wigan' location is between Wigan and Ashton in-Makerfield within the 'east west core' of the borough. A site or sites to the west and/or east of the A49 Warrington Road close to the roundabout at the end of the junction 25 spur road, will be allocated for high quality industrial, and logistics. (storage and distribution) development. To the west it could form an extension to Wheatlea Industrial Estate and to the east an extension of development at Derbyshire Farm Business Park. This location, in close proximity and with direct accessibility to the M6 motorway, will contribute towards the transformation of the borough's profile as an employment destination. The development will require a change to the Green Belt boundary and the details of any changes will be determined through a subsequent development plan document. The development would have to be located and designed carefully, including the</del></p>

		<p>provision of green buffers, so as to minimise the visual and amenity impact on neighbouring communities.</p> <p>We have established that there are exceptional circumstances to warrant a change, in principle, to the Green Belt boundary in this location for an employment development of around 40 hectares as detailed above. The specific details of this change will be determined in a subsequent development plan document."</p>
<p>Page 55/ policy SP4/ paragraph 8.26</p>		<p>The East Lancashire Road corridor from Golborne to Astley is <b>Golborne and Lowton are</b> not within the 'east-west core'. It is <b>They are</b> identified as a broad location for new development to <b>assist in meeting housing needs, particularly in the short term and to provide choice.</b> help balance the local housing market. Specifically it will provide primarily for lower density, higher value housing that would be unlikely to be developed in a significant quantity in the 'east west core', at least prior to 2026, except at Garrett Hall, in Astley, one of our other broad locations. Lower density means lower than average density for new development across the borough, with some development likely to be around 10 houses per hectare. <b>The broad site options are:</b></p> <ul style="list-style-type: none"> <li>• <b>Land at Rothwell's Farm, Lowton Road, Golborne</b></li> <li>• <b>Land east of Stone Cross Lane, Lowton</b></li> <li>• <b>Land at Pocket Nook Lane, Lowton "</b></li> </ul>
<p>Page 56/ policy SP4/ paragraph 8.27</p>		<p>"From within East Lancashire Road corridor a site or sites will subsequently be identified and allocated in a future development plan document. The attractive greenfield nature of sites in this area, along with their location close to the East Lancashire Road, makes them uniquely qualified to provide higher value housing suitable for those commuting to Manchester or Liverpool, or for business leaders in the borough who want to live locally"</p>
<p>Page 56/ policy SP4/ new paragraph following paragraph 8.27</p>		<p><b>"Standish is not within the 'east-west core'. It is identified as a broad location for new development to assist in meeting housing needs, particularly in the short term and to provide choice. The broad sites options are:</b></p> <ul style="list-style-type: none"> <li>• <b>North of Rectory Lane, Standish</b></li> <li>• <b>South of Rectory Lane, Standish</b></li> <li>• <b>Almond Brook, Standish."</b></li> </ul>
<p>Page 56/</p>		<p>"While not being in the east west core it will</p>

	policy SP4/ paragraph 8.28	<p>contribute to the broad-based regeneration of that area. This will be achieved primarily by capturing a substantial share of the development value through a levy on such development. Provisions for such a levy have been made nationally and are likely to be advanced in one form or another. We will establish a levy locally once confidence has returned to the development industry, in order to contribute to the provision of infrastructure necessary to the delivery of development in the east-west core.</p> <p><b><u>The release of safeguarded land at the scale proposed in Golborne and Lowton and Standish provides the most realistic prospect of a 5 year supply of deliverable sites coming forward, whilst maintaining the focus of housing development on the east-west core of the borough over the plan period.</u></b></p>
	Page 56/ policy SP4/ paragraph 8.29, final sentence	<p>"...These broad locations are: 2. East of Atherton; 3. Garrett Hall, Astley; 5 South of Wigan and 6. East Lancashire Road corridor <b><u>5. Golborne and Lowton.</u></b>"</p>
<b>Policy CP5: Economy and employment</b>		
MM.CP5.1	Page 73/ policy CP5/ main clause 2	<p>"2. Against the qualitative factors set out above, providing up to 250 hectares <b><u>making provision for approximately 200 hectares</u></b> (gross) of employment land to meet requirements between 2010 <b><u>2011</u></b> and 2026, including reviewing sites allocated previously and undeveloped."</p>
	Page 73/ policy CP5/ main clause 9	<p>"9.—Requiring <b><u>Seeking agreement with</u></b> employers and developers to enter into local labour and training agreements through planning obligations or other mechanisms where appropriate. "</p>
MM.CP5.2	Page 74-75/ policy CP5/ paragraph 9.29, second sentence	<p>"Up to 250 <b><u>Approximately 200</u></b> hectares of employment land is equivalent to <b><u>13-14</u></b> 15-16 hectares per year. <b><u>This figure is in excess of recent take up rates and represents significant growth in employment development within the borough. It will be made up of approximately 135 hectares on existing employment sites (taking account of losses through enabling development), approximately 57 hectares at Northleigh and other broad locations and approximately 7 hectares within town centre locations.</u></b>"</p>
	Page 75/ policy CP5/	<p>"Development sites will include part of Northleigh Park, land within our Primary Employment Areas</p>

	paragraph 9.29, fourth, fifth and sixth sentences	and sites to be identified within our broad locations for new development, including a key location within the M6 Corridor. Other new sites may also need to be identified in <b>a subsequent plan in</b> line with this core strategy.—The full range of sites will be identified and allocated in subsequent development plan documents, beginning with our Allocations Plan or equivalent.”
	Page 75/ policy CP5/ table following paragraph 9.29	See tables in the annex under main modification MM.CP5.2
	Page 76/ policy CP5/ paragraph 9.30	“Employers <b>Agreement will be sought with employers</b> and developers will be required, through planning obligations, to enter into local labour and training agreements,…”
<b>Policy CP6: Housing</b>		
MM.CP6.1	Page 79/ policy CP6/ main clause 1	“Allocating sufficient land to meet the borough’s requirements for an average of around 1,000 additional dwellings per year to 2026. <b>Making provision for an average of at least 1,000 net additional dwellings per year between 2011 and 2026.</b> ”
	Page 79/ policy CP6/ main clause 2	“Focusing around 85 <b>at least 80%</b> of new housing in the east-west core of the borough.”
	Page 79/ policy CP6/ main clause 3	“Concentrating around 75% of <b>Encouraging</b> new housing on previously-developed, brownfield land (including the re-use of existing buildings).”
	Page 79/ policy CP6/ main clause 7, first paragraph	“Requiring the provision of 25% affordable housing on all sites consisting of 10 dwellings or more, unless it would be likely to unbalance the local housing market in which case provision would take the form of a financial contribution equivalent to the cost of on site provision. <b>Seeking the provision of 25% affordable housing on all sites consisting of 10 dwellings or more where this is viable. Where this is demonstrated not to be viable, a reduced level of affordable housing provision will be negotiated. The approach towards the provision of affordable housing will take into account up to date information on housing needs in the borough.</b> ”
	Page 79/ policy CP6/	“The requirement for on site provision or equivalent financial contribution will be waived,

	main clause 7, third paragraph	<del>reduced or deferred only when and to the extent that a viability appraisal clearly demonstrates that such provision would make the development unviable. The specification for the viability appraisal will need to be agreed with the council."</del>
MM.CP6.2	Page 80/ policy CP6/ paragraph 9.31, last sentence	"...All of the evidence and forecasts demonstrate that around <b>an average of at least</b> 1,000 additional new properties need to be provided each <b>per</b> year to cater for need.
	Page 80/ policy CP6/ paragraph 9.35	"...an average of around <b>at least</b> 1,000 additional new homes are required annually to 2026. Sites will be allocated in subsequent development plan documents. Around 85 <b>At least 80%</b> of this development can be accommodated in the east-west core of the borough, as indicated in the table below <b>Table 9.4</b> , helping to achieve regeneration in those towns."
	Page 81/ policy CP6/ table following paragraph 9.35	See tables in the annex under main modification MM.CP6.2 'Spatial distribution of potential housing supply by settlement'
	Page 81/ policy CP6/ new paragraph before paragraph 9.36	<b><u>"As set out in Table 9.5, the potential housing supply to 2026 is made up of existing permissions, a key strategic site and six broad locations for new development, other sites identified through the Strategic Housing Land Availability Assessment and an allowance for windfall developments."</u></b>
	Page 81/ policy CP6/ paragraph 9.36	"Affordability has emerged as an issue in the borough in recent years, with an annual affordable housing shortfall of 277 units, <b>as of 2011</b> . This equates to <b>indicates</b> a need for <b>over 4,000</b> 4305 affordable units over 15 years. <b>50% should be for social or affordable rent and 50% as intermediate housing for sale.</b> A proportion of new housing on sites should be affordable housing subject to viability – our <del>viability</del> evidence shows that the proportion should be 25%. <del>50% should be for social rent and 50% as intermediate market housing.</del> <b><u>The requirement for on-site provision or equivalent financial contribution will be waived, reduced or deferred only when and to the extent that an independent viability appraisal demonstrates that such provision would make the development unviable. The</u></b>

		<b><u>specification for the viability appraisal will need to be agreed with the council.</u></b> Our supplementary planning document on affordable housing will be updated to clarify <b><u>clarifies</u></b> the precise application of the policy."
Page 81/ policy CP6/ paragraph 9.38		"The trajectory below shows the expected housing unit delivery by year through the period of the Core Strategy; the average annual housing requirement of 1,000 units; and the identified supply within the 2010 Strategic Housing Land Availability Assessment. Housing completions are expected to increase from their 2010/11 rates during the first ten years of the plan as conditions within the housing market improve. Supply in the middle part of the period will increase significantly as major sites particularly within the broad locations come on stream, and phasing mechanisms for these large sites and the identification of new sites though subsequent development plan documents will need to ensure continuation of appropriate supply into the later period." <b><u>"The housing trajectory below shows the expected rate of delivery for the plan period from the various potential sources of housing land. It illustrates that a five year supply of deliverable sites can be maintained and that there is sufficient flexibility in the overall potential supply of land to ensure that housing requirements up to 2026 can be met."</u></b>
Page 82/ policy CP6/ new table and revised chart following paragraph 9.38		See table and chart in the annex under main modification MM.CP6.2 'Housing Trajectory'
<b>Policy CP7: Accessibility</b>		
MM.CP7.1	Page 85/ policy CP7/ main clause 1, sub clauses 3-6	"2. Wigan Inner Relief Road 3. Saddle Link Road 4. Wigan Transport Hub 5. Westleigh Atherleigh Way link 6. Westleigh Leigh Road Liverpool Road link <b><u>3. Westleigh Lane to A578 Leigh Road</u></b> <b><u>4. A579 Atherleigh Way to Westleigh Lane</u></b> <b><u>5. A578 Leigh Road to A58 Liverpool Road"</u></b>
MM.CP7.2	Pages 88- 92/ policy	See extract of table as modified in the annex under main modification MM.CP7.2

	CP7 / Key delivery items table	
<b>Policy CP8: Green Belt and safeguarded land</b>		
MM.CP8.1	Page 92/ policy CP8/ first paragraph	"The extent of the Green Belt will be maintained with the exception of land near to Junction 25 of the M6 motorway south of Wigan where land will be removed to provide for employment development in accordance with policy SP4. The extent of the area to be removed from the Green Belt will be defined in a subsequent development plan document. <b><u>There will be no alterations to the boundaries of the Green Belt.</u></b> "
	Page 92/ policy CP8/ second paragraph	"Development within the Green Belt will only be allowed in accordance with national planning policy. Limited infilling or redevelopment will continue to be allowed within the defined boundaries at our 'major existing developed sites <b><u>at previously-developed, brownfield sites</u></b> in the Green Belt, in accordance with national planning policy. St Mary's R.C. High School, Astley and Shevington High School are identified as new 'major existing developed sites in the Green Belt'. Their boundaries will be defined in a subsequent development plan document."
	Page 92 and 93 / policy CP8 / fourth, fifth, and sixth paragraphs	<p>"Safeguarded land within the 'broad locations for new development' and other safeguarded land within the 'east-west core' of the borough will be reviewed, and allocated for development in a subsequent development plan document, in accordance with the spatial policies.</p> <p>Outside of the east-west core, The detailed boundaries of safeguarded land will also be reviewed.</p> <p>Remaining safeguarded land will be kept free of permanent development in order to maintain its availability for development in the longer term, in accordance with national planning policy.</p> <p><b><u>Outside of the broad locations for new development, the function, status and detailed boundaries of safeguarded land will be reviewed in a subsequent plan. Where appropriate, sites will be allocated for development on safeguarded land within the east-west core. Following this review, remaining safeguarded land both within and</u></b></p>

		<b><u>outside of the east-west core will be kept free of permanent development in order to maintain its availability for development in the longer term.</u></b>
MM.CP8.2	Page 93/ policy CP8/ paragraph 9.50, second sentence	"...if required and it is a mechanism provided for in national planning policy (PPG2)..."
	Page 93/ policy CP8/ paragraph 9.50, fifth sentence	" <b>Within the east-west core, Four <del>four</del> four</b> areas of safeguarded land – South of Hindley, East of Atherton, Garrett Hall at Astley and Landgate at Ashton-in-Makerfield – are 'broad locations for new development' under policy SP4..."
	Page 94/ policy CP8/ paragraph 9.52	<del>"A fifth broad location for new development, the 'East Lancashire Road corridor', outside of the east-west core of the borough, includes four areas of safeguarded land. Some of this land will be allocated in a subsequent development plan document, in accordance with policy SP4. The remainder will be retained as safeguarded land.</del> <b><u>There are also broad locations involving safeguarded land at Golborne and Lowton and Standish, outside the east-west core, within which land will be allocated in a subsequent plan. It may be necessary to permit planning applications for housing on safeguarded land sites in advance of their allocation, in order to ensure an adequate and continuous supply of housing land throughout the plan period.</u></b>
	Page 94/ policy CP8/ paragraph 9.54	<del>"9.54 The two new 'major existing developed sites' at St Mary's RC High School and Shevington High School are both substantially built sites that would be appropriately redeveloped if vacated or to improve provision."</del>
	Page 94/ policy CP8/ Key delivery items table	See modified table in the annex under main modification MM.CP8.2
<b>Policy CP11: Historic environment</b>		
MM.CP11.1	Page 101/ policy CP11/ first sentence	"We will <del>protect</del> <b>conserve</b> and enhance our historic environment thereby helping to make the borough a better place to live, visit and work in by:"
	Page 101/ policy CP11/ clause 1	"1. Conserving, <del>protecting</del> and enhancing <b>where appropriate</b> our heritage assets <b>and their settings</b> , including scheduled ancient

		monuments, listed buildings and their settings, conservation areas, historic parks and gardens, in accordance with legislation and national planning policy and our locally listed buildings and structures, key historic landscape characteristics and other important features, <b><u>in accordance with legislation and national planning policy</u></b> as appropriate."
MM.CP.11.2	Pages 102,103/ policy CP11/ Key delivery items table	See extract of table as modified in the annex under main modification MM.CP11.2
<b>Policy CP13: Low-Carbon, decentralised energy infrastructure</b>		
MM.CP13.1	Page 106/ policy CP13	" <del>Low Carbon, decentralised energy infrastructure</del> <del>We will help meet our future energy needs and reduce the impact of energy generation on the global climate by:</del> 1. <del>Determining renewable and low carbon energy schemes and networks in accordance with national policy.</del> 2. <del>Requiring new energy schemes and works to connect to or be capable of connecting to, existing development, as appropriate."</del>
MM.CP13.2	Pages 106-108 / policy CP13 / paragraphs 9.77-9.84 and Key delivery items table	<del>"The challenges of climate change are now accepted. As a result, legislation requires a national reduction of carbon emissions of at least 34% by 2020 and 80% by 2050. In 2009 energy generation accounted for roughly 40% of the United Kingdom's carbon emissions. Our target nationally for energy from renewable sources is 15% by 2020. Renewable energy currently contributes less than 1% of our energy generation 'mix' in Wigan Borough.</del>  <del>The challenges of energy security are also widely accepted. We produce only 5% of the 'primary energy' (coal, oil, gas) we use for energy generation: the rest is imported. With global energy use predicted to be 40% greater in 2030 compared to 2007, competition for energy and prices are very likely to increase substantially. Those areas that adapt quickly by shifting to renewable sources are most likely to have greater security and stability.</del>  <del>The shift to a low carbon economy therefore is just as important for our economies and communities as it is for the environment. However, our research suggests that there is untapped potential equivalent to at least 150 MW</del>

		<p>of installed energy generation capacity from low-carbon energy sources across the borough. This is almost twenty times the amount we generate at the moment.</p> <p>Our Energy Studies show us that there are particular areas within the borough that present greater opportunities for low carbon energy schemes. These areas can act as a guide to help determine the most favourable locations for energy developments across the borough.</p> <p>However, no areas will be excluded on principle and further exploration will be required to establish which technologies are suitable at specific locations. Furthermore, the position may change as a result of technological advancement and wider changes such as energy prices and investment incentives.</p> <p>A strategic approach is required because the majority of large scale schemes would need to come on board before 2018 to help us contribute to renewable energy and carbon reduction targets for 2020.</p> <p>We also need to be proactive to ensure that energy infrastructure and capacity is well planned and delivered and to enable existing development to be linked to and/or benefit from new energy schemes.</p> <p>It will therefore be necessary to prepare energy plans and explore a variety of funding mechanisms; such as the possibility of partnering with Energy Service Companies, promoting community led schemes and using public land assets.</p> <p><b><i>Key delivery items: Policy CP13 – Low-carbon, decentralised energy infrastructure</i></b></p> <table border="1" data-bbox="667 1668 1404 2016"> <thead> <tr> <th data-bbox="667 1668 869 1825"><b>What?</b></th> <th data-bbox="869 1668 1018 1825"><b>Cost and funding ?</b></th> <th data-bbox="1018 1668 1189 1825"><b>Who?</b></th> <th data-bbox="1189 1668 1327 1825"><b>How?</b></th> <th data-bbox="1327 1668 1404 1825"><b>When?</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="667 1825 869 2016">Determining renewable and low carbon energy</td> <td data-bbox="869 1825 1018 2016">Planning fees/Planning Services resource</td> <td data-bbox="1018 1825 1189 2016">Energy companies, Wigan Council, distributio</td> <td data-bbox="1189 1825 1327 2016">Through the development manage</td> <td data-bbox="1327 1825 1404 2016">Ongoing</td> </tr> </tbody> </table>	<b>What?</b>	<b>Cost and funding ?</b>	<b>Who?</b>	<b>How?</b>	<b>When?</b>	Determining renewable and low carbon energy	Planning fees/Planning Services resource	Energy companies, Wigan Council, distributio	Through the development manage	Ongoing
<b>What?</b>	<b>Cost and funding ?</b>	<b>Who?</b>	<b>How?</b>	<b>When?</b>								
Determining renewable and low carbon energy	Planning fees/Planning Services resource	Energy companies, Wigan Council, distributio	Through the development manage	Ongoing								

		schemes and networks and requiring them to be capable of connecting to existing development	s-as available	n-network operators, Public/private/community-sector partnership	ment process	
<b>Policy CP14: Low-carbon development</b>						
MM.CP14.1	Page 108/ policy CP14/ main clause 1	"1. Requiring <b>Encouraging</b> all development where relevant..."				
	Page 108/ policy CP14/ main clause 2	"2. Requiring proposals for <b>Encouraging those proposing</b> residential development of 10 units or more..."				
MM.CP14.2	Page 109/ policy CP14/ paragraph 9.89	"Developments <b>Those proposing developments</b> above the published thresholds will also be expected <b>encouraged</b> to prepare an <b>a</b> carbon reduction statement..."				
<b>Policy CP16: Minerals</b>						
MM.CP16.1	Page 115/ policy CP16/ new clause following clause 3	<b><u>Facilitating the movement of minerals by rail or canal where feasible or practicable.</u></b>				
	Page 115/ policy CP16/ new clause following clause 5	<b><u>Giving due consideration to lowland bog as a valuable habitat and carbon sink and only permitting peat extraction where areas of degraded lowland bog arising from previous peat-working require restoration.</u></b>				
MM.CP16.2	Page 115/ policy CP16/ paragraph 9.106	<b><u>Greater Manchester authorities are required to contribute towards the sub-regional apportionment of aggregates (0.43 million tonnes of land won sand and gravel per year and 1.32 million tonnes of crushed rock per year).</u></b> Greater Manchester currently has a need for some 0.26 million tonnes of land-won sand and gravel per year and 1.65 million tonnes of crushed rock per year. Collectively these are known as aggregates and are used primarily in the construction industry."				
	Page 116/ policy CP16/ Key delivery items table	See extract of table as modified in the annex under main modification MM.CP16.2				

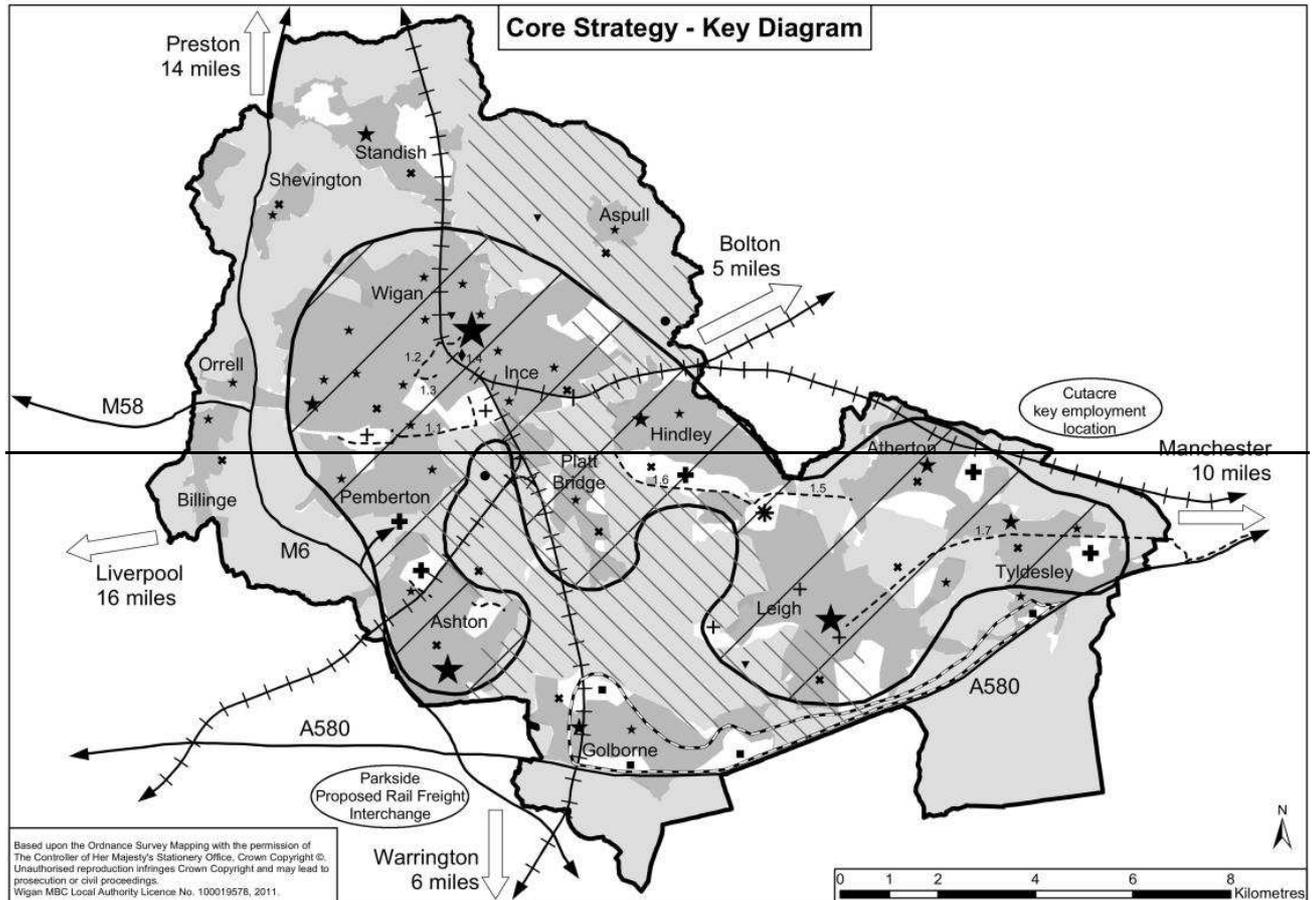
<b>Policy CP19: Developer contributions</b>		
MM.CP19.1	Page 124/ policy CP19/ clause 1	"1. Ensuring that development funds, or contributes to the funding of, necessary off-site works or programmes, in accordance with the provisions of legislation, national planning policy and other local planning policies <b><u>and provided that it is viable.</u></b> "
MM.CP19.2	Page 125/ policy CP19/ paragraph 9.126	"Financial contributions <del>secured</del> through planning obligations and the community infrastructure levy will be closely monitored <del>so as to provide</del> <b><u>to ensure that they will not threaten the viability of development and thereafter that a full audit trail of expenditure is maintained.</u></b> "
<b>Section 10: Monitoring</b>		
MM.Mon1.1	Page 126- 134/ section 10/ table following paragraph 10.1	See modified table in the annex under main modification MM.Mon1.1
<b>Appendix A: Replacement of saved Unitary Development Plan policies</b>		
MM.App1.1	Page 136- 139/ appendix A/ table following paragraph A.2	See extracts of the table as modified in the annex under main modification MM. App1.1

# Annex: Main modifications to tables, charts and diagrams

Main modification numbers in the headings above the tables refer to the modifications in the schedule of main modifications.

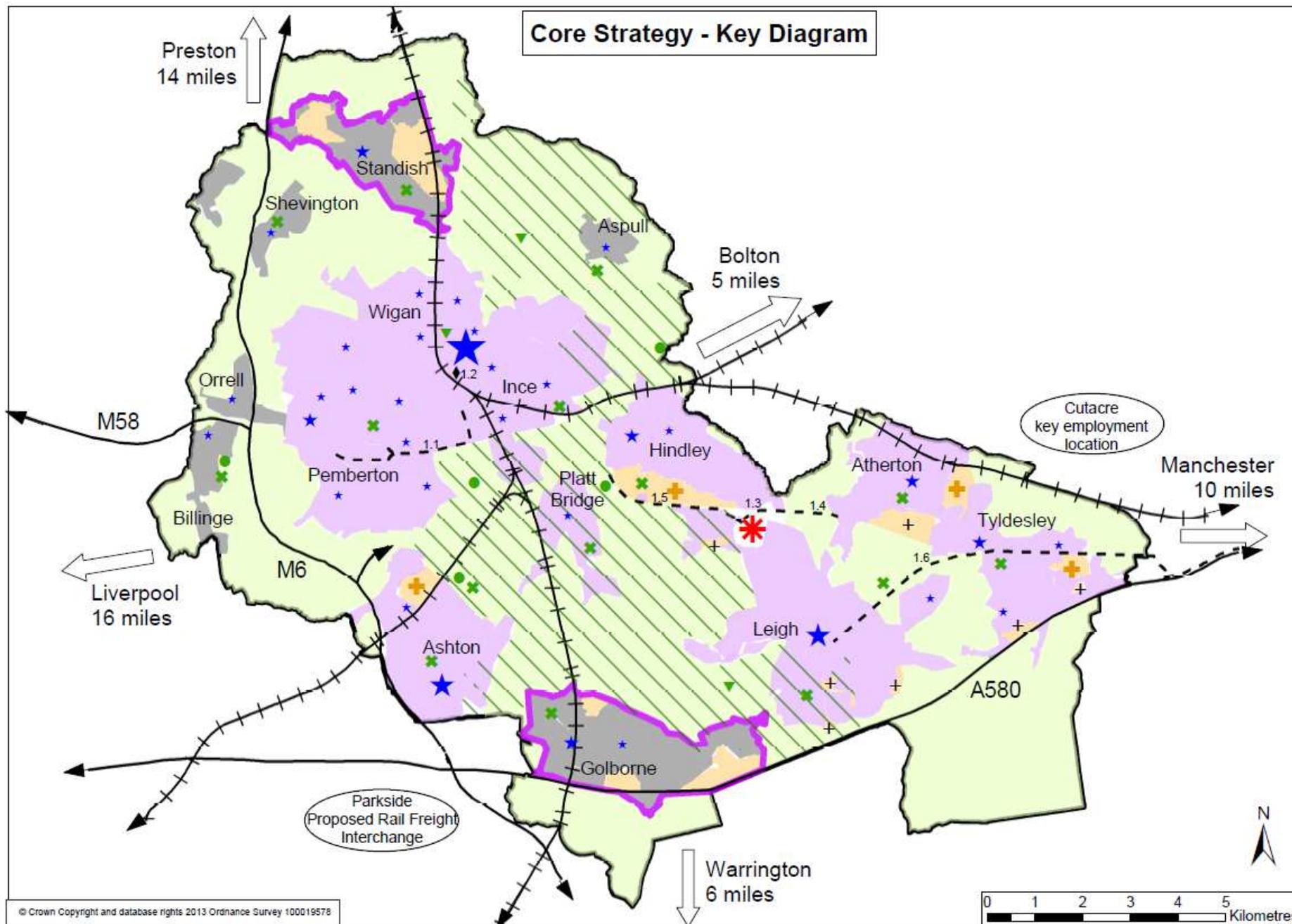
## Main modification MM.SP1.2 Core Strategy – Key diagram

Delete:



Key	Policy Number		Policy Number
East West Core - Focus for New Development (85% of total housing, 98% of total employment)	SP1 CP5 CP6	East Lancashire Road Broad Location for New Development	SP4 - 6
<b>Key Transport Links</b>		Site Options	
Rail	SP1 CP5	Greenheart	SP5
Road		Existing Key Development Commitments	
Sub Regional Centre		Principal Park	
Main Centre		Township Park	CP2
Town Centre	SP2	Local Nature Reserve	
Local Centre		New Transport Infrastructure	CP7
Key Strategic Site	SP3	1.4 Wigan Transport Hub	
Broad Locations for New Development	SP4 - 1-5	Safeguarded Land	CP8
		Green Belt	
		Urban Area	

**Replace with:**



## Key

Key		Policy			Policy
	Urban area within the East West Core (80% of total housing, 98% of total employment)	SP1 CP5 CP6		Greenheart	SP5
	Urban area outside the East West Core				
	Sub Regional Centre	SP2		Principal Park	CP2
	Main Centre			Township Park	
	Town Centre			Local Nature Reserve	
	Local Centre				
	Key Strategic Site	SP3		Rail Road	CP5 SP1
	Broad Locations for New Development in the East West Core	SP4: 1-5		New Transport Infrastructure Wigan Transport Hub	CP7
	Other Safeguarded Land in the East West Core	CP8		Safeguarded Land	CP8
	Broad Locations for New Development at Standish and Golborne and Lowton	SP4: 6-7		Green Belt	CP8

**Main modification MM.SP3.2****Key delivery items: policy SP3 'A key strategic site – Northleigh Park**

<b>What?</b>	<b>Cost and funding?</b>	<b>Who?</b>	<b>How?</b>	<b>When?</b>
<p>Around 44 hectares of housing <b>Approximately 1,100 homes,</b> 8 hectares of new employment development <b>and a local centre</b></p>	<p>Costs not known. Funded by private developers and landowners</p>	<p>Private developers, landowners, Wigan Council</p>	<p>Development of site</p> <p><b>Phase 1 - 751 homes</b> <b>Phase 2 - Balance of 8 hectares of employment development</b></p>	<p>50% houses years 0-5, 47% years 6-10 and 3% years 11-15, employment development years 6-15 <b>2013-2022</b> <b>2023-2026</b></p>
<p>18 hectares of green infrastructure (open space, walking and cycling routes, flood mitigation and wildlife space)</p>	<p>Costs not known. Funded by private developers and landowners.</p>	<p>Private developers, landowners, Wigan Council</p>	<p>Development of site =</p> <p><b>Phase 1 - 9 hectares of green infrastructure</b> <b>Phase 2 - 9 hectares of green infrastructure</b></p>	<p>50% in years 0-5, 50% in years 6-15 <b>2013-2022</b> <b>2023-2026</b></p>
<p>A link road from the A579 Atherleigh Way to the A578 Leigh Road</p>	<p>£7.3M funded by developers and landowners</p>	<p>Private developer, landowners, Wigan Council</p>	<p>Site development conditional on provision of road</p>	<p>By end of year 5 or phase 1</p>
<p><b>Link road from Westleigh Lane to Leigh Road</b></p>	<p><b>£3.8 million funded by developers and landowners.</b></p>	<p><b>Private developers, landowners, Wigan Council</b></p>	<p><b>Prior to construction of more than 400 homes</b></p>	<p><b>By 2018</b></p>
<p><b>Link road from Atherleigh Way to Westleigh Lane</b></p>	<p><b>£5 million funded by developers and landowners</b></p>	<p><b>Private developers, landowners, Wigan Council</b></p>	<p><b>Prior to construction of more than 751 homes</b></p>	<p><b>By 2022</b></p>

## Main modification MM.CP5.2 Spatial distribution of new employment development

Spatial distribution of new employment development by Township, 2010-2026 (indicative)

<b>Township</b>	<b>%</b>
Wigan (including Winstanley and New Springs)	37
Hindley and Abram	19
Ashton and Bryn	22
Leigh	7
Atherton	6
Tyldesley and Astley	7
Golborne and Lowton	1
Standish, Aspull and Shevington (excluding New Springs)	1
Orrell and Billinge (excluding Winstanley)	0

**Table 9.2: Spatial distribution of new employment development by settlement, 2011-2026 (indicative)**

<b>Settlement</b>	<b>%</b>
<b>Within east-west core</b>	<b>98</b>
<b>Wigan</b>	<b>26</b>
<b>Ashton</b>	<b>29</b>
<b>Hindley</b>	<b>15</b>
<b>Leigh</b>	<b>11</b>
<b>Atherton</b>	<b>9</b>
<b>Tyldesley and Astley</b>	<b>9</b>
<b>Platt Bridge</b>	<b>0</b>
<b>Outside east west core</b>	<b>2</b>
<b>Golborne and Lowton</b>	<b>1</b>
<b>Standish</b>	<b>1</b>
<b>Shevington</b>	<b>0</b>
<b>Aspull</b>	<b>0</b>
<b>Orrell</b>	<b>0</b>

## Main modification MM.CP6.2 Spatial distribution of new housing development

### ~~Spatial distribution of new housing by Township, 2010-2026 (indicative)~~

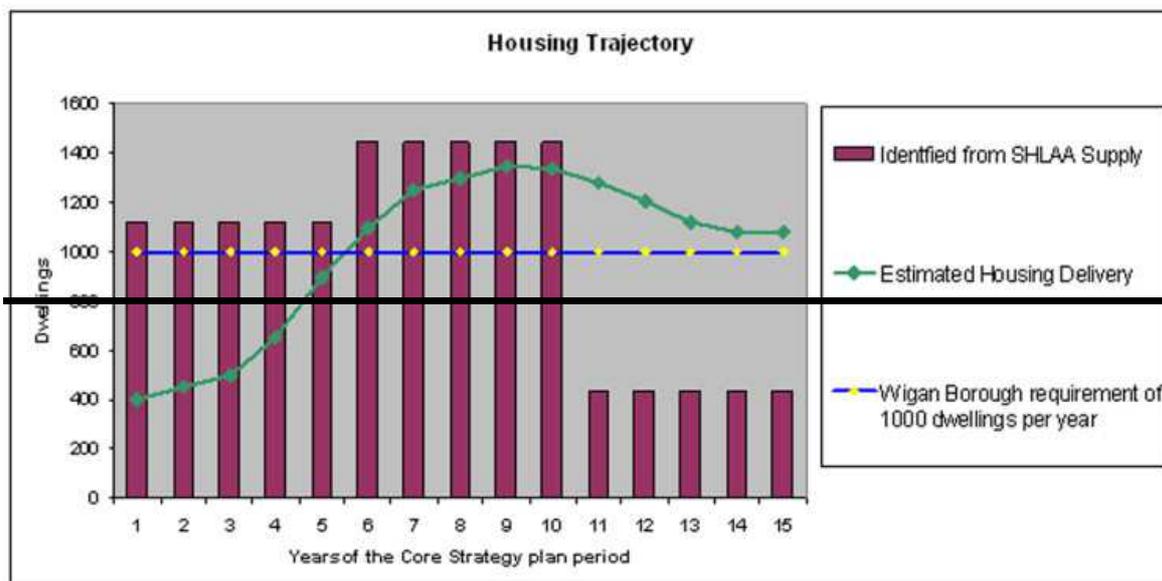
<b>Township</b>	<b>%</b>
Wigan (including Winstanley and New Springs)	24
Hindley and Abram	23
Ashton and Bryn	19
Leigh	5
Atherton	9
Tyldesley and Astley	7
Golborne and Lowton	6
Standish, Aspull and Shevington (excluding New Springs)	4
Orrell and Billinge (excluding Winstanley)	3

**Table 9.4: Spatial distribution of potential housing supply by settlement, 2011-2026 (indicative)**

<b>Settlement</b>	<b>Estimated number of dwellings</b>	<b>% of total provision</b>
<b><u>Within the east-west core of the borough</u></b>		
<b><u>Wigan</u></b>	<b><u>4,836</u></b>	<b><u>26</u></b>
<b><u>Hindley</u></b>	<b><u>1,704</u></b>	<b><u>9</u></b>
<b><u>Platt Bridge</u></b>	<b><u>759</u></b>	<b><u>4</u></b>
<b><u>Leigh</u></b>	<b><u>4,410</u></b>	<b><u>24</u></b>
<b><u>Atherton</u></b>	<b><u>1,625</u></b>	<b><u>9</u></b>
<b><u>Ashton-in-Makerfield</u></b>	<b><u>476</u></b>	<b><u>3</u></b>
<b><u>Tyldesley and Astley</u></b>	<b><u>1,261</u></b>	<b><u>7</u></b>
<b><u>Sub total</u></b>	<b><u>15,071</u></b>	<b><u>82</u></b>
<b><u>Outside of the east-west core of the borough</u></b>		
<b><u>Golborne and Lowton</u></b>	<b><u>1,384</u></b>	<b><u>8</u></b>
<b><u>Standish</u></b>	<b><u>1,352</u></b>	<b><u>7</u></b>
<b><u>Aspull</u></b>	<b><u>79</u></b>	<b><u>0</u></b>
<b><u>Shevington</u></b>	<b><u>129</u></b>	<b><u>1</u></b>
<b><u>Orrell and Billinge</u></b>	<b><u>350</u></b>	<b><u>2</u></b>
<b><u>Sub total</u></b>	<b><u>3,294</u></b>	<b><u>18</u></b>
<b><u>Total</u></b>	<b><u>18,365</u></b>	<b><u>100</u></b>

## Main modification MM.CP6.2 Housing Trajectory

Delete:



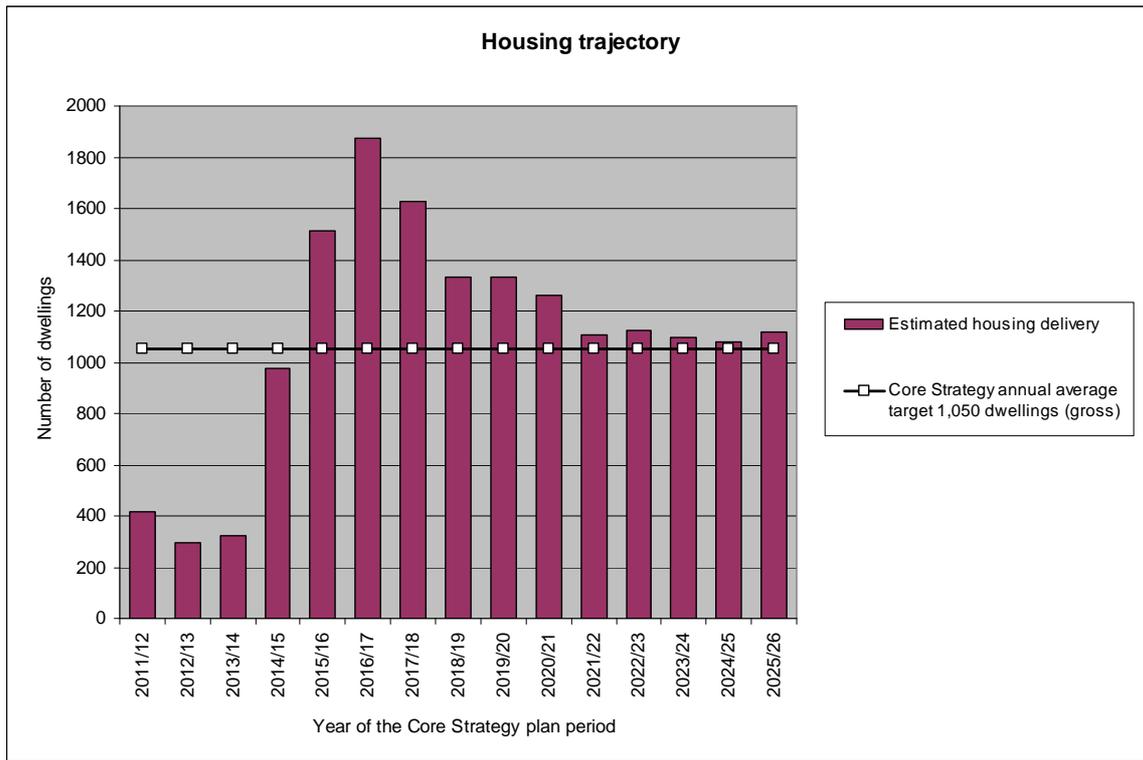
Housing Trajectory Chart

Replace with:

**Table 9.5: Housing trajectory (2011-2026)**

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	TOTAL
Source of supply																
Net completions	419															419
Remaining capacity on sites with permission		296	323	474	408	457	391	262	211	137	112	80	25	6		3182
Northleigh Strategic Site				50	75	100	100	100	100	100	100	100	100	100	100	1125
Broad locations for new development																
South of Hindley					50	75	75	100	100	100	100	100	100	100	100	1000
East of Atherton									50	50	50	75	75	75	75	450
Landgate					25	50	50	50	50	50	25					300
Garrett Hall				25	50	75	75	75	75	75	75	75				600
Golborne and Lowton				50	150	150	150	150	150	150	50					1000
Standish				50	150	150	150	150	150	150	50					1000
Residual amount required from other SHLAA sites				324	560	769	590	400	400	400	500	650	750	750	800	6893
Windfall allowance					45	46	45	46	45	46	45	46	45	46	45	500
<b>TOTAL</b>	<b>419</b>	<b>296</b>	<b>323</b>	<b>973</b>	<b>1513</b>	<b>1872</b>	<b>1626</b>	<b>1333</b>	<b>1331</b>	<b>1258</b>	<b>1107</b>	<b>1126</b>	<b>1095</b>	<b>1077</b>	<b>1120</b>	<b>16469</b>

**Housing trajectory chart (2011-2026)**



**Main modification MM.CP5.2****Key delivery items: policy CP6 - Housing (extract)**

<b>What?</b>	<b>Cost and funding?</b>	<b>Who?</b>	<b>How?</b>	<b>When?</b>
Allocating sufficient land to meet housing requirements, focusing around 85% <b>at least 80%</b> in the 'east-west core' of the borough, concentrating 75% <b>encouraging development on previously-developed, brownfield land, and ensuring a phased approach to the availability of housing land</b>	Planning Service resources as available, development sector investment in supporting evidence as appropriate	Wigan Council with key stakeholder involvement including landowners, developers and businesses; applicants for planning permission	Producing and adopting subsequent <b>local development plans</b> documents and in line with development management processes and procedures	<del>2011-2014</del> <b>2013-2016</b> in the first instance; 2011-2026 for planning application assessments

**Main modification MM.CP7.2****Key delivery items: policy CP7 - Accessibility (extracts)**

<b>What?</b>	<b>Cost and funding?</b>	<b>Who?</b>	<b>How?</b>	<b>When?</b>
A49 Diversion	£26 <u>22</u> million	Wigan Council will act as the lead partner but delivery will require major public sector support and private sector involvement	The scheme has planning permission and a start has been made. Will be completed through a partnership to also deliver the Westwood Park development	Post 2016
Wigan Inner Relief Road	£31 million	Wigan Council	In line with Greater Manchester transport schemes programme	2013
Saddle Link Road	£3.6 million. Funding has been secured by Wigan Council from various sources	Wigan Council, private developer	In accordance with the planning permission	2012
Wigan Transport Hub	Not known <u>£35 million</u>	GMPTE <b>TfGM</b> , rail operators	In line with Greater Manchester Transport Fund delivery programme	Post 2016
Westleigh-Atherleigh Way link	£7.7 million private developer, council land assets	Private developer	In accordance with a development agreement	2015
Westleigh-Leigh Road-Liverpool Road link	£9 million, private developer council land assets, developer contributions	Private developer	In accordance with a development agreement	2021
<b><u>A578 Leigh Road to A58 Liverpool Road</u></b>	<b>£9 million funded by developers and landowners</b>	<b>Private developers, landowners, Wigan Council</b>	<b>In accordance with planning permissions for South of Hindley</b>	<b>2026, in line with rate of housing development</b>
Leigh-Salford-Manchester	£76 <u>68</u> million GM Transport Fund	GMPTE <b>TfGM</b>	In line with Greater	2013 <b>2015</b>

Busway			Manchester Transport Fund delivery programme	
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**The delivery of major transport infrastructure interventions 4 and 5 in main modification MM.CP7.1 is set out in the key delivery items table for policy SP3: A key strategic site - Northleigh Park – see main modification MM.SP3.8.**

### Main modification MM.CP8.2

**Key delivery items: policy CP8- Green Belt and safeguarded land**

What?	Cost and funding?	Who?	How?	When?
Removing land at the M6 Motorway, south of Wigan from the Green Belt, otherwise <del>m</del> Maintaining the Green Belt; identifying boundaries for the new 'major existing developed sites in the Green Belt; <del>and</del> identifying and designating safeguarded land for development	Within available Planning Service resources, with development sector investment in supporting evidence as appropriate	Wigan Council with key stakeholder and community involvement including landowners, developers and businesses	Preparation and adoption of subsequent development plan documents including an Allocations Development Plan Document or equivalent <b>plans</b>	2011-2014 of <del>2013-</del> <b>2016</b> in the first instance

### Main modification MM.CP11.2

**Key delivery items: policy CP11- Historic environment (extract)**

What?	Cost and funding?	Who?	How?	When?
<del>Conserving</del> , protecting and enhancing our heritage assets	Supporting evidence and fees / Planning Service resources as available, availability of grant funding	Wigan Council, applicants, English Heritage	Surveys, Conservation Area Appraisals, preparing and implementing supplementary guidance, dealing with applications,	2011-2026

			in line with statutory processes and development management processes and procedures.	
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**Main modification MM.CP16.2**  
**Key delivery items: policy CP16- Minerals (extract)**

<b>What?</b>	<b>Cost and funding?</b>	<b>Who?</b>	<b>How?</b>	<b>When?</b>
Working with other authorities in Greater Manchester to define minerals safeguarding areas, identify sites, preferred areas and/or areas of search for future mineral working etc	Total cost of £650,000 of which Wigan's contribution is £65,000 over 4 years	10 Greater Manchester council / Greater Manchester Geological Unit (AGMA)	In line with statutory processes and our Statement of Community Involvement.	Programmed for adoption in 2012

**Main modification MM.Mon1.1  
Monitoring**

Measurable indicators	Targets	<u>Baseline at 2011 unless otherwise stated</u>	Sources
<b>Policy SP1 Spatial strategy for Wigan Borough</b>			
<p>The performance of this policy is monitored through the other spatial and core policies. <b><u>The main policies that influence policy SP1 are:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>SP3: A key strategic site – Northleigh Park</u></b></li> <li>• <b><u>SP4: Broad locations for new development</u></b></li> <li>• <b><u>CP5: Economy and employment</u></b></li> <li>• <b><u>CP6: Housing</u></b></li> <li>• <b><u>CP8: Green Belt and safeguarded land</u></b></li> </ul>			
<b>Policy SP2 Our town and local centres</b>			
<p>Vitality and viability of our town centres <b><u>measured through established indicators including vacancy levels, diversity of uses, number of units, rental levels and yields,</u></b> specifically concerning the delivery of the priorities set out in the policy</p>	<p>In line with established national planning policy</p> <p><b><u>Reduce the % of vacant floorspace (ground floor, upper floors)</u></b></p> <p><b><u>Maintain the % of retail floorspace in Principal Shopping Areas</u></b></p> <p><b><u>Increase the range of other town centre uses, increase the % of office floorspace (A2, B1) and increase the number of residential units</u></b></p> <p><b><u>Maintain Zone A rental levels (limited availability)</u></b></p> <p><b><u>Maintain footfall at key locations</u></b></p>	<p><b><u>From the 2011 Town Centre Survey for each of the town centres</u></b></p> <p><b><u>Rental levels to be confirmed</u></b></p> <p><b><u>Footfall data to be confirmed</u></b></p>	<p>With the district valuer <b><u>Valuation Office</u></b></p>

<b>Measurable indicators</b>	<b>Targets</b>	<b>Baseline at 2011 unless otherwise stated</b>	<b>Sources</b>
Health of our local centres, specifically retaining their core 'convenience' focus	In line with established national planning policy as appropriate for <b><u>Maintaining or improving the balance of uses within each</u></b> local centres, including maintaining or increasing convenience shopping floorspace	<b><u>From the 2011 Local Centre Survey for each of the 25 local centres</u></b>	
The proportion of retail and leisure floorspace in edge-of-centre and out-of-centre locations. <b><u>% of additional floorspace for main town centre uses in centres</u></b>	To remain the same or decrease, annually <b><u>100% unless sequential and impact tests satisfied</u></b>	<b><u>NA</u></b>	
The amount of <b><u>class B1</u></b> office floorspace in Wigan, Leigh and Ashton town centres	To increase overall, by 2016, 2021, 2026	<b><u>Wigan 9,359sqm</u></b> <b><u>Leigh 1,338sqm</u></b> <b><u>Ashton 0sqm</u></b>	
Progress on central area action plans	In line with the Local Development Scheme targets		
<b>Policy SP3 A key strategic site – Northleigh Park</b>			
Approval of planning application	By 2012		

<b>Measurable indicators</b>	<b>Targets</b>	<b>Baseline at 2011 unless otherwise stated</b>	<b>Sources</b>
Provision of residential development	<del>44 hectares, 50% houses years 0-5, 47% years 6-10 and 3% years 11-15</del> <b><u>125 dwellings by April 2016; 725 dwellings by April 2022; approximately 1100 dwellings by April 2026</u></b>	<b>NA</b>	
Provision of employment development	<del>8 hectares, years 6-15</del> <b><u>in the period 2018-2026</u></b>	<b>NA</b>	
Provision of strategic green infrastructure	<del>18 hectares, 50% in years 0-5, 50% in years 6-15</del> <b><u>9 hectares by 2022, 18 hectares by 2026.</u></b>	<b>NA</b>	
New link road from A579 Atherleigh Way to A578 Leigh Road	Completion by end of year 5 or end of phase 1.		
<b><u>Link road from Westleigh Lane to Leigh Road</u></b>	<b><u>By 2018</u></b>		
<b><u>Link road from A579 Atherleigh Way to Westleigh Lane</u></b>	<b><u>By 2022</u></b>		
<b>Policy SP4 Broad locations for new development</b>			
Allocation of land within each broad location in development plan documents, in line with Local Development Scheme targets			
Amount of land developed for residential and/or employment development at each broad location	To be determined in subsequent development plan document(s)		

Measurable indicators	Targets	Baseline at 2011 unless otherwise stated	Sources
<b><u>South of Hindley</u></b>	<b><u>50 dwellings by 2016; 500 dwellings by 2021; 1000 dwellings by 2026</u></b> <b><u>12.4 hectares of employment development by 2026</u></b>	<b>NA</b>	
<b><u>East of Atherton</u></b>	<b><u>100 dwellings by 2021; 450 dwellings by 2026</u></b> <b><u>15 hectares of employment development by 2026</u></b>		
<b><u>Garrett Hall, Astley</u></b>	<b><u>75 dwellings by 2016; 450 dwellings by 2021; 600 dwellings by 2026</u></b>		
<b><u>East of Wigan Road, Landgate, Ashton-in-Makerfield</u></b>	<b><u>25 dwellings by 2016; 275 dwellings by 2021; 300 dwellings by 2026</u></b> <b><u>22ha of employment development by 2026</u></b>		
<b><u>Golborne and Lowton</u></b>	<b><u>200 dwellings by 2016; 950 dwellings by 2021; 1000 dwellings by 2026</u></b>		
<b><u>Standish</u></b>	<b><u>200 dwellings by 2016; 950 dwellings by 2021; 1000 dwellings by 2026</u></b>		

<b>Measurable indicators</b>	<b>Targets</b>	<b>Baseline at 2011 unless otherwise stated</b>	<b>Sources</b>
<b>Policy SP5 Greenheart</b>			
Developing Greenheart as a high quality countryside park <b><u>Visitor numbers at key Greenheart locations</u></b>	In accordance with the Greenheart Vision and Action Plan, annually <b><u>Increase by 2016</u></b>	<b><u>Baseline to be established in 2013</u></b>	<b><u>With WLCT</u></b>
<b><u>Develop a visitor centre at Wigan Flashes</u></b>	<b><u>By 2021</u></b>	<b><u>Planning application submitted (2012)</u></b>	<b><u>With LWT</u></b>
<b><u>Cyclepaths created / improved linking in to Greenheart</u></b>	<b><u>10 kms by 2021</u></b> <b><u>15 kms by 2026</u></b>	<b><u>0 kms, funding opportunities identified</u></b>	<b><u>With DfT, CRTrust, neighbouring councils</u></b>
<b><u>Achieve Local Nature Reserve status at Pennington Flash</u></b>	<b><u>By 2016</u></b>	<b><u>No progress</u></b>	<b><u>With WLCT</u></b>
<b><u>Restoration of colliery spoil tip at Bickershaw North</u></b>	<b><u>By 2026</u></b>	<b><u>Funding secured, landscape masterplan prepared</u></b>	With the Greenheart Board
<b><u>Further indicators will be identified through the Greenheart Action Plan and monitored through our annual monitoring report</u></b>			
<b>Policy CP1 Health and well-being</b>			
The health of the population and inequalities including: <ul style="list-style-type: none"> <li>• Level of childhood obesity</li> <li>• Incidences of cardiovascular disease</li> <li>• Life expectancy</li> <li>• % of population with debilitating illnesses</li> <li>•</li> </ul>	To increase overall, by 2016, 2021, 2026		With the health sector
<b><u>The health of the population and inequalities, including:</u></b>			

<b>Measurable indicators</b>	<b>Targets</b>	<b>Baseline at 2011 unless otherwise stated</b>	<b>Sources</b>
<b><u>Life expectancy</u></b>	<b><u>To increase overall by 2016. 2021, 2026</u></b>	<b><u>Male 75.6 years (2008/10)</u></b> <b><u>Female 80.7 years (2008/10)</u></b>	<b><u>With the health sector</u></b>
<b><u>Levels of childhood obesity</u></b>	<b><u>To decrease overall by 2016. 2021, 2026</u></b>	<b><u>19.3% (2010/11)</u></b>	
<b><u>Incidents of cardiovascular disease</u></b>		<b><u>86.7 (2008/10)</u></b>	
<b><u>% of population with limiting long-term illness</u></b>		<b><u>To be confirmed</u></b>	
% of relevant planning applications accompanied by a satisfactory health impact assessment	95%		
<b>Policy CP 2 Open space, sport and recreation</b>			
Enhancement of principal and township parks	In line with Parks and Greenspace Strategy <b><u>To maintain or increase the number of parks with Green Flags awarded</u></b>	<b><u>3 parks with Green Flag status</u></b>	With WLCT
Number availability and of allotments	In line with Allotments Strategy <b><u>9.4 per 1,000 households</u></b>	<b><u>4.3 per 1,000 households</u></b>	With WLCT
Number of new Local Nature Reserves	To increase <b><u>to 1 hectare per 1,000 population (305 hectares required)</u></b>	<b><u>269 hectares</u></b>	<u>Lancashire Wildlife Trust</u>
Participation in sport and active recreation	To increase overall, by 2016, 2021, 2026	<b><u>To be confirmed</u></b>	With WLCT

<b>Measurable indicators</b>	<b>Targets</b>	<b>Baseline at 2011 unless otherwise stated</b>	<b>Sources</b>
Amount of sport, recreation and informal open space lost to other uses (where non-policy compliant)	No net loss		
Developing more detailed local standards	By 2014 <b>2016</b>	<b>No relevant baseline</b>	With WLCT
<b>Policy CP 3 Community facilities</b>			
New and improved community facilities	To improve <b>increase</b> overall, by 2016, 2021, 2026	<b>To be confirmed</b>	With WLCT and community groups
Loss of community facilities	No net loss unless replaced or demonstrably not needed	<b>To be confirmed in subsequent local plan</b>	
<b>Overall crime statistics</b>	<b>To decrease overall</b>	<b>18,301 incidents recorded</b>	
<b>Policy CP 4 Education and learning</b>			
The level of knowledge, skills and qualifications of residents taking into account:			
Achievement of 5 or more A*-C grades at GCSE or equivalent <b>(including English and Maths)</b>		<b>Wigan 64.0%</b> <b>England 58.6%</b> <b>(2012)</b>	With local colleges
Working age people qualified to level 2 or higher	To better or equal national or regional average. Year on year improvements.	<b>Wigan 69.3%</b> <b>NW 68.3%</b> <b>GB 69.7%</b> <b>(December 2011)</b>	<b>NOMIS</b>
Working age people qualified to level 4 or higher		<b>Wigan 25.7%</b> <b>NW 28.9%</b> <b>GB 32.9%</b> <b>(December 2011)</b>	<b>NOMIS</b>

<b>Measurable indicators</b>	<b>Targets</b>	<b>Baseline at 2011 unless otherwise stated</b>	<b>Sources</b>
New and improved schools and school buildings	To improve overall by 2016, 2021, 2026	<u>2</u>	
Provision of 2 new 14-19 centres	By <del>2013</del> <b>2016</b> , one in the west and one in the east of the borough	<u>0</u>	
Enhanced sporting and recreational facilities as part of education provision	To improve overall by 2016, 2021, 2026	<b><u>To be confirmed</u></b>	
<b><u>Number of student applicants being admitted to first primary school of choice</u></b>	<b><u>Improve on baseline</u></b>	<b><u>92.6% (2010)</u></b>	
<b><u>Number of student applicants being admitted to first secondary school of choice</u></b>	<b><u>Improve on baseline</u></b>	<b><u>96.3% (2010)</u></b>	
<b>Policy CP5 Economy and employment</b>			
<b><u>Unemployment</u></b>	<b><u>To better or equal national or regional average</u></b>	<b><u>Great Britain 7.6%</u> <u>North West 7.8%</u> <u>Wigan 8%</u></b>	<b><u>NOMIS</u></b>

Measurable indicators	Targets	Baseline at 2011 unless otherwise stated	Sources	
Bringing forward a range of employment sites of the right quality	Average of 15 hectares per year (new or substantially remodelled sites) that are readily available and attractive to investors <b>50 hectares of employment development by 2016, 125 hectares of employment development by 2021, 200 hectares of employment development by 2026</b>	<b>NA</b>	With GMLEP	
Measurable indicators	Targets	Baseline at 2011 unless otherwise stated		Sources
Total jobs and total employment, each by key employment sector	Net increase, and improvement against regional averages, by 2016, 2021, 2026 <b>Increase in total jobs and jobs in each sector from baseline</b>		<b>Wigan</b>	<b>GM</b>
		<b>Manufacturing and engineering (including food and drink processing)</b>	*	*
		<b>Logistics / distribution</b>	*	*
		<b>Digital information and communications technology</b>	*	*
		<b>Creative/digital/new media</b>	*	*
		<b>Financial and professional services</b>	*	*
		<b>Environmental technologies</b>	*	*
		<b>Construction sector business</b>	*	*
<b>*Data will be provided when it becomes available in the format required.</b>				
Office floorspace within Wigan, Leigh and Ashton town centres	Net increase, by 2016, 2021, 2026			

Measurable indicators	Targets	Baseline at 2011 unless otherwise stated	Sources
<b><u>Amount of employment land lost to non employment uses (where non-policy compliant)</u></b>	<b><u>No net loss</u></b>		
<b><u>The performance of qualitative factors for employment land will be monitored through other spatial policies, most notably policy SP3 and policy SP4.</u></b>			
<b>Policy CP6 Housing</b>			
5 year housing supply	Land and buildings available for 5,000 new homes, annually <b><u>Maintain a 5 year supply of deliverable housing sites initial target 6,300 dwellings 2013-2018, post 2018 5,512 dwellings</u></b>		
Net <del>a</del> Additional new homes <b><u>built (gross)</u></b>	Average of 1,000 homes, annually <b><u>3,524 new homes by 2016, 10,944 by 2021 and 16,469 by 2026</u></b>	<b><u>419 (2011/12)</u></b>	
% of new homes within the east-west core	Average of 85% <b><u>80%</u></b> of new housing, annually <b><u>by 2026</u></b>	<b><u>NA</u></b>	
% of new homes on previously developed land	Average of 75% of new housing, annually		
Level of empty homes	To reduce annually	<b><u>2,344 long term empty homes (2012)</u></b>	
Affordable homes delivered (gross)	<b><u>An annual average of 277 affordable homes per year</u></b>	<b><u>73 (2011/12)</u></b>	

<b>Measurable indicators</b>	<b>Targets</b>	<b>Baseline at 2011 unless otherwise stated</b>	<b>Sources</b>
Net additional pitches for gypsies, travellers and travelling showpeople	To meet shortfall identified, to be determined in a subsequent development <u>local plan document</u>	<b>34</b>	
<b>Policy CP7 Accessibility</b>			
Implementation <b>Delivery</b> of major transport interventions As set out in the key items delivery table for policy CP7:			
<b>A49 Diversion</b>	<b>Post 2016</b>	<b>On target</b>	
<b>Wigan transport hub</b>	<b>Post 2016</b>	<b>On target</b>	
<b>A578 Leigh Road to A58 Liverpool Road</b>	<b>Post 2016</b>	<b>Developer led – no progress at present</b>	
<b>Leigh-Salford-Manchester busway</b>	<b>Operational by 2016</b>	<b>On target</b>	
<b>NB. The schemes between Leigh Road and Atherleigh Way are monitored under policy SP3</b>			
Net changes to travel times on designated routes	To reduce, by 2016, 2021, 2026	<b>To be confirmed</b>	GMTU HFAS (AGMA)
Bus and rail service use	To increase, by 2016, 2021, 2026	<b>To be confirmed</b>	GMPTE, TfGM, bus and rail operators
% of new homes within 30 minutes public transport time of key services	99%	<b>To be confirmed</b>	GMTU HFAS (AGMA)
<b>Policy CP8 Green Belt and safeguarded land</b>			
<del>% of appeals allowed against refusal of development in the Green Belt</del> <b>Amount of Green Belt land lost to development</b>	None <b>Nil</b>	<b>NA</b>	
<b>Policy CP9 Strategic landscape and green infrastructure</b>			

Measurable indicators	Targets	Baseline at 2011 unless otherwise stated	Sources
<b>The performance of this policy will be monitored through other spatial and core policies, most notably Greenheart (SP5), open space, sport and recreation (CP2), wildlife habitats and species (CP12) and flooding (CP17)</b>			
Developing and managing Green Infrastructure	In accordance with our Green Infrastructure Plan		With stated partners
<b>Policy CP10 Design</b>			
<p>% of built developments performing well against policy requirements</p> <p><b>% of applications approved in line with policy requirements</b></p>	<p>95% (from random samples of major and minor / householder developments completed annually)</p> <p><b>100%</b></p>	<p><b>To be established</b></p>	
<p>% of new developments</p> <p><b>Number of units</b> built to a 'very good' standard against the CABE Building for Life Assessment</p>	<p>To increase annually</p>	<p><b>85 units</b></p>	
<p>% of homes that attain Code for Sustainable Homes levels 3, 4, 5 and 6</p>	<p>All housing developments to meet level 4 by 2013 and level 6 by 2016</p>		
<b>Policy CP11 Historic environment</b>			
<p>Conserving, protecting and enhancing our heritage assets</p>	<p>To remain the same or increase</p>		<p>With English Heritage</p>
<p><b>% of applications approved contrary to policy</b></p>	<p><b>0%</b></p>	<p><b>NA</b></p>	
<p><b>Demolition or significant detrimental change to heritage assets or their settings</b></p>	<p><b>Nil</b></p>	<p><b>2</b></p>	

<b>Measurable indicators</b>	<b>Targets</b>	<b>Baseline at 2011 unless otherwise stated</b>	<b>Sources</b>
Number of buildings <b>and conservation areas</b> on the Heritage at Risk Register	To reduce <b>number from baseline</b> , by 2016, 2021, 2026	<b>Listed buildings 45 Conservation areas 2</b>	English Heritage
<b>Policy CP12 Wildlife habitats and species</b>			
Condition and quantity of designated sites — Sites of Special Scientific Interest, Sites of Biological Importance and Local Nature Reserves	Condition — to maintain or improve by 2016, 2021, 2026 Quantity to maintain or improve by 2016, 2021, 2026		With stated partners
<b><u>The proportion of Sites of Biological Importance where positive conservation management has been or is being implemented</u></b>	<b><u>To maintain or increase annually</u></b>	<b><u>27%</u></b>	<b><u>With stated partners</u></b>
<b><u>The percentage area of Sites of Special Scientific interest in favourable condition</u></b>	<b><u>95% of each site in favourable or improving condition</u></b>	<b><u>Bryn Marsh and Ince Moss 100% favourable</u></b> <b><u>Abram Flashes 31.1% favourable</u></b> <b><u>Highfield Moss 80.16% favourable</u></b> <b><u>Astley and Bedford Moss 1.41% favourable, 77.89% unfavourable (recovering)</u></b>	Natural England
<b><u>Change in area of designated sites</u></b>	<b><u>To maintain or increase annually</u></b>	<b><u>1,584.5 hectares</u></b>	
<b>Policy CP13 Low carbon infrastructure</b>			

<b>Measurable indicators</b>	<b>Targets</b>	<b>Baseline at 2011 unless otherwise stated</b>	<b>Sources</b>
Low carbon energy schemes completed (installed capacity by type)	Increase installed capacity of renewables to 150MW by 2026		
<b>Policy CP14 low carbon development</b>			
% of new developments achieving our carbon reduction targets	To increase annually, to 2016	<b>Not yet available</b>	
<b><u>BREEAM levels achieved for relevant developments</u></b>	<b><u>To increase annually</u></b>	<b>Not yet available</b>	
<b><u>% of planning applications accompanied by an energy statement</u></b>	<b><u>100% of relevant applications</u></b>	<b>Not yet available</b>	
<b>Policy CP15 Waste</b>			
<b><u>The performance of this policy will be monitored through the Greater Manchester Joint Waste Development Plan Document</u></b>			
Capacity of new waste management facilities by type	To be established in the Greater Manchester Joint Waste Development Plan Document, by 2012		With GMGU (AGMA)
Amount of municipal waste arisings by waste type	To reduce municipal waste going to landfill to 50% by 2013 and 35% by 2020, against 1995 levels		With GMGU (AGMA)
<b>Policy CP16 Minerals</b>			
Production of primary land won aggregates	To be established in the Greater Manchester Joint Minerals Development Plan Document, by 2012	<u>When the minerals plan is adopted indicators will be included</u>	With GMGU (AGMA)
Production of secondary / recycled aggregates			
<b><u>The performance of this policy will be monitored through the Greater Manchester Joint Minerals Development Plan Document</u></b>			
<b>Policy CP17 Flooding</b>			

<b>Measurable indicators</b>	<b>Targets</b>	<b>Baseline at 2011 unless otherwise stated</b>	<b>Sources</b>
Number of planning permissions granted contrary to Environment Agency advice	<del>None</del> <b>Nil</b>		Environment Agency
<b><u>Number of sustainable urban drainage schemes</u></b>	<b><u>Increase from baseline</u></b>	<b>NA</b>	
<b>Policy CP18 Environmental protection</b>			
Number of planning permissions granted that would result in irreversible loss of Grade 1, 2 or 3a agricultural land	<del>None</del> <b>Nil</b>	<b>NA</b>	
Hectares of derelict land reclaimed	To maintain or increase, by 2016, 2021, 2026 <b><u>reduce amount of derelict land remaining over time</u></b>	<b><u>383 hectares remaining (2009)</u></b>	
Pollution: water quality, air quality, ground contamination	Improvement in quality, reduction in pollution		Environment Agency
<b><u>Percentage of contaminated land remediated through development</u></b>	<b><u>An increase in % of land cleaned up each year</u></b>	<b><u>10.7%</u></b>	
<b><u>Number of days when air pollution exceeds national 24 hour standard for dust/ particles (PM10)</u></b>	<b><u>No more than 35 days</u></b>	<b><u>0 days</u></b>	
<b><u>Annual average background nitrogen dioxide concentration (ug/m3)</u></b>	<b><u>Not to exceed 40 ug/m3</u></b>	<b><u>22 ug/m3</u></b>	

<b>Measurable indicators</b>	<b>Targets</b>	<b>Baseline at 2011 unless otherwise stated</b>	<b>Sources</b>
<b><u>Average of annual mean levels for selected nitrogen dioxide road side diffusion tube sites (ug/m3)</u></b>	<b><u>Reduction over time</u></b>	<b><u>39 ug/m3</u></b>	
<b><u>Number of tonnes of NOx emitted annually from road transport</u></b>	<b><u>1,141 tonnes by 2011</u></b>	<b><u>1,289 tonnes</u></b>	
<b><u>Number of tonnes of CO2 as C emitted annually from traffic on local roads</u></b>	<b><u>Reduction over time</u></b>	<b><u>105,292 tonnes</u></b>	<b><u>ENIGMA modelling</u></b>
<b>Policy CP19 Developer contributions</b>			
Total value of developer contributions secured by type (and broken down by area)	To be established in Community Infrastructure Levy Charging Schedule	<b><u>Baseline not yet set</u></b>	

**Main modification MM.App1.1****Appendix A: Replacement of saved Unitary Development Plan policies (extracts).**

<b>Policy no.</b>	<b>Policy title</b>	<b>Replacement policy or policies</b>
<b><u>GB1E</u></b>	<b><u>Major Existing Developed Sites in the Green Belt</u></b>	<b><u>CP8</u></b>
G1D	Renewable Energy	CP13,CP14