

Wigan Core Strategy Schedule of main modifications, April 2013

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
New Policy: Presumption in favour of sustainable development		
MM.P1.1	Page 37/ New policy/ before Policy SP1	<p><u>"Presumption in favour of sustainable development</u></p> <p><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></p> <p><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></p> <p><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Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision we will grant permission unless material considerations indicate otherwise, taking into account whether: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></p> <ul style="list-style-type: none"> <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> <u>• Specific policies in that Framework indicate that development should be restricted."</u>

MM.P1.2	Page 37/ New policy/ supporting text for new policy	<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>
Policy SP1: Spatial strategy for Wigan Borough		
MM.SP1.1	Page 37/ policy SP1/ first Paragraph	"...Tyldesley, <u>Astley</u> and Ashton-in-Makerfield, in order to achieve transformational regeneration and create attractive places for people to live and businesses to locate and thrive. <u>Beyond the east-west core, development will be focused on Golborne and Lowton and Standish.</u> "
	Page 37/ policy SP1/ third paragraph	"... and the south of the town , and a broad location for new employment development alongside junction 25 of the M6 motorway, south of Wigan."
	Page 38/ policy SP1/ fifth paragraph	"...development will be focused in <u>on</u> Platt Bridge, Hindley,..."
	Page 38/ policy SP1/ sixth paragraph	"...Atherton and , Tyldesley, <u>and Astley</u> , 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 <u>Golborne and Lowton.</u> "
	Page 38/ policy SP1/ New paragraph after seventh paragraph	<u>"In the north of the borough a broad location for new housing development is identified at Standish"</u>
	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, Aspull, 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, the full extent of the Green Belt will be maintained."
	Page 38/ policy SP1/ following	<u>"An area from north to south through the core of the borough – its Greenheart – will be enhanced as a high quality countryside</u>

	the tenth paragraph	<u>park.</u> "
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 Tyldesley and Astley the East Lancashire Road at Mosley Common – our east-west core - ..."
	Page 39/ policy SP1/ new paragraph following paragraph 8.4	<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>
	Page 40/ policy SP1/ Key diagram	See former and modified key diagrams in annex under main modification MM.SP1.2
Policy SP2: Our town and local centres		
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. <u>New retail development and other main town centre uses will be directed to our town and local centres.</u> "
	Page 42/ policy SP2/ second paragraph, second sentence (under sub- heading 'Wigan')	"It will be enhanced as the prime location for shopping, offices, commercial services, education, leisure, <u>entertainment, arts, tourism</u> and cultural uses serving the west and centre of the borough and its wider hinterland. Our Area Action Plan for 'Wigan Central' will include the town centre, the Pier Quarter and the Wallgate area and <u>subsequent local plan</u> will review the town centre boundary. It will <u>and</u> 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, commercial services, education, leisure, <u>entertainment, arts, tourism</u> and cultural uses serving the east of the borough." " In our Area Action Plan for Leigh Central, we <u>Our subsequent local plan</u> 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, commercial services, leisure, <u>entertainment, arts, tourism</u> 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 main 'town centre uses' will be determined in accordance with national planning policy, as appropriate <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> "
MM.SP2.2	Page 44/ policy SP2/ new paragraph before paragraph 8.7	<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>
	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	<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>
	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 <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> "

	Page 44-45/ policy SP2/ end of paragraph 8.9	"...as a main town centre. <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> "
	Page 45/ policy SP2/ beginning of paragraph 8.10	"Our other <u>smaller</u> town centres and local centres..."
	Page 45/ policy SP2/ end of paragraph 8.10	"...of neighbourhood centres. <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> "
	Page 45/ policy SP2/ after paragraph 8.10	" <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> <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> "
	Page 45/ policy SP2/ after paragraph 8.11	" <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> "
Policy SP3: A key strategic site – Northleigh Park		
MM.SP3.1	Page 47/ policy SP3/ first paragraph	"...known as 'Northleigh Park' <u>and shown on the Proposals Map</u> will be brought forward <u>on a phased basis</u> for a comprehensive high quality development...."

	Page 47/ policy SP3/ bullet points under first paragraph	<ul style="list-style-type: none"> • "44 hectares of housing <u>Approximately 1,100 homes up to 2026</u> • 8 hectares of new employment provision, <u>in addition to any redevelopment of existing uses at Leigh Road</u> • 18 hectares of strategic 'green infrastructure' (open space, woodland, walking and cycling routes, flood mitigation and wildlife space) • <u>The provision of appropriate community facilities including a local centre.</u>"
	Page 47/ policy SP3/ sixth numbered clause	"6. the provision of appropriate community facilities."
	Page 48/ policy SP3/ final paragraph	"A development brief will be agreed with, and approved by, the council and <u>Planning permission for the site has been approved in outline</u> 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. <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> "
MM.SP3.2	Page 48/ policy SP3/ paragraph 8.13, first sentence	"The total capacity of the site for housing is around 1,800 homes. Development of a <u>Around 44 hectares of housing 1,100 homes can be expected by 2026, which</u> will make a substantial contribution to meeting the borough's housing needs <u>in that period.</u> "
	Page 48/ policy SP3/ paragraph 8.13, fourth sentence	"This will be necessary to <u>provide satisfactory access arrangements for the whole of the site and to</u> secure jobs on part of the site,..."
	Page 48/ policy SP3/ new paragraph following paragraph 8.13	<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>

	Page 50 and 51/ policy SP3/ Key delivery items table	See modified table in the annex under main modification MM.SP3.2
Policy SP4: Broad locations for new development		
MM.SP4.1	Page 51/ policy SP4/ first paragraph	<p>"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:</p> <ul style="list-style-type: none"> • the need for the development • the scale of development required <p><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></p> <ul style="list-style-type: none"> • the capacity of infrastructure serving the area / site • the ability to integrate the development with the local community • the ability to deliver the development including addressing site constraints and provision of the physical and green infrastructure needed."
	Page 52/ policy SP4/ second paragraph, (under the sub heading 'South of Hindley')	<p>"A location for housing and employment development of up to 124 hectares, which will follow on from the Northleigh Park development.</p> <p><u>Housing and employment development with approximately 1,000 dwellings up to 2026."</u></p>
	Page 52/ policy SP4/ third paragraph (under the sub heading 'East of Atherton')	<p>"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.</p> <p><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. A through-road from</u></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. <u>Housing development with approximately 600 dwellings up to 2026.</u> "
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. <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.</u> Existing playing field provision...."
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"> • Land at Rothwell's Farm, Lowton Road, Golborne • Land east of Stone Cross Lane, Lowton • Land at Pocket Nook Lane, Lowton • Land at Coldhurst Lane, Larkhill, Astley. <u>Golborne and Lowton Housing development with approximately 1,000 dwellings on safeguarded land up to 2026.</u> "

	Page 53/ policy SP4/ following the seventh paragraph	<u>"Standish Housing development with approximately 1,000 dwellings on safeguarded land up to 2026."</u>
MM.SP4.2	Page 53/ policy SP4/ end of paragraph 8.18	<u>"...need for such provision. <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></u>
	Page 54 and 55/ policy SP4/ paragraph 8.23	<u>"...Junction 25 of the M6 Motorway. <u>Housing development will be directed to the northern part of the developable area, close to the existing community of Landgate. † The land</u> was safeguarded" "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."</u>
	Page 55/ policy SP4/ paragraphs 8.24 and 8.25	<u>"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</u>

		<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>
Page 55/ policy SP4/ paragraph 8.26		<p>The East Lancashire Road corridor from Golborne to Astley is <u>Golborne and Lowton are</u> not within the 'east-west core'. It is <u>They are</u> identified as a broad location for new development to <u>assist in meeting housing needs, particularly in the short term and to provide choice.</u> 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. <u>The broad site options are:</u></p> <ul style="list-style-type: none"> • <u>Land at Rothwell's Farm, Lowton Road, Golborne</u> • <u>Land east of Stone Cross Lane, Lowton</u> • <u>Land at Pocket Nook Lane, Lowton "</u>
Page 56/ policy SP4/ paragraph 8.27		<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>
Page 56/ policy SP4/ new paragraph following paragraph 8.27		<p><u>"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:</u></p> <ul style="list-style-type: none"> • <u>North of Rectory Lane, Standish</u> • <u>South of Rectory Lane, Standish</u> • <u>Almond Brook, Standish."</u>
Page 56/		<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><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></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 <u>5. Golborne and Lowton.</u>"</p>
Policy CP5: Economy and employment		
MM.CP5.1	Page 73/ policy CP5/ main clause 2	<p>"2. Against the qualitative factors set out above, providing up to 250 hectares <u>making provision for approximately 200 hectares</u> (gross) of employment land to meet requirements between 2010 <u>2011</u> and 2026, including reviewing sites allocated previously and undeveloped."</p>
	Page 73/ policy CP5/ main clause 9	<p>"9. Requiring <u>Seeking agreement with</u> 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 <u>Approximately 200</u> hectares of employment land is equivalent to <u>13-14</u> 15-16 hectares per year. <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>"</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 <u>a subsequent plan in</u> 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 <u>Agreement will be sought with employers</u> and developers will be required, through planning obligations, to enter into local labour and training agreements,…”
Policy CP6: Housing		
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. <u>Making provision for an average of at least 1,000 net additional dwellings per year between 2011 and 2026.</u> ”
	Page 79/ policy CP6/ main clause 2	“Focusing around 85 <u>at least 80%</u> of new housing in the east-west core of the borough.”
	Page 79/ policy CP6/ main clause 3	“Concentrating around 75% of <u>Encouraging</u> 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. <u>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.</u> ”
	Page 79/ policy CP6/	“The requirement for on-site provision or equivalent financial contribution will be waived,

	main clause 7, third paragraph	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."
MM.CP6.2	Page 80/ policy CP6/ paragraph 9.31, last sentence	"...All of the evidence and forecasts demonstrate that around an average of at least 1,000 additional new properties need to be provided each per year to cater for need.
	Page 80/ policy CP6/ paragraph 9.35	"...an average of around at least 1,000 additional new homes are required annually to 2026. Sites will be allocated in subsequent development plan documents. Around 85 At least 80% of this development can be accommodated in the east-west core of the borough, as indicated in the table below Table 9.4 , 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	<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>
	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, as of 2011 . This equates to indicates a need for over 4,000 4305 affordable units over 15 years. 50% should be for social or affordable rent and 50% as intermediate housing for sale. A proportion of new housing on sites should be affordable housing subject to viability – our viability evidence shows that the proportion should be 25%. 50% should be for social rent and 50% as intermediate market housing. <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>

		<u>specification for the viability appraisal will need to be agreed with the council.</u> Our supplementary planning document on affordable housing will be updated to clarify <u>clarifies</u> 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 through subsequent development plan documents will need to ensure continuation of appropriate supply into the later period." <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>
	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'
Policy CP7: Accessibility		
MM.CP7.1	Page 85/ policy CP7/ main clause 1, sub clauses 3-6	2. Wigan Inner Relief Road 3. Saddle Link Road <u>4. Wigan Transport Hub 5. Westleigh-Atherleigh Way link 6. Westleigh-Leigh Road-Liverpool Road link 3. Westleigh Lane to A578 Leigh Road 4. A579 Atherleigh Way to Westleigh Lane 5. A578 Leigh Road to A58 Liverpool Road"</u>
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	
Policy CP8: Green Belt and safeguarded land		
MM.CP8.1	Page 92/ policy CP8/ first paragraph	<p>"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. <u>There will be no alterations to the boundaries of the Green Belt.</u>"</p>
	Page 92/ policy CP8/ second paragraph	<p>"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 <u>at previously-developed, brownfield sites</u> 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."</p>
	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><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></p>

		<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>
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	" Within the east-west core, four four 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	"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. <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> "
	Page 94/ policy CP8/ paragraph 9.54	"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."
	Page 94/ policy CP8/ Key delivery items table	See modified table in the annex under main modification MM.CP8.2
Policy CP11: Historic environment		
MM.CP11.1	Page 101/ policy CP11/ first sentence	"We will protect <u>conserve</u> 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, protecting and enhancing <u>where appropriate</u> our heritage assets <u>and their settings</u> , 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, <u>in accordance with legislation and national planning policy</u> 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
Policy CP13: Low-Carbon, decentralised energy infrastructure		
MM.CP13.1	Page 106/ policy CP13	<p>"Low-Carbon, decentralised energy infrastructure We will help meet our future energy needs and reduce the impact of energy generation on the global climate by:</p> <ol style="list-style-type: none"> 1. Determining renewable and low carbon energy schemes and networks in accordance with national policy. 2. Requiring new energy schemes and works to connect to or be capable of connecting to, existing development, as appropriate."
MM.CP13.2	Pages 106-108 / policy CP13 / paragraphs 9.77-9.84 and Key delivery items table	<p>"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.</p> <p>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.</p> <p>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</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.

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.

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.

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.

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.

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.

Key delivery items: Policy CP13 – Low-carbon, decentralised energy infrastructure"

What?	Cost and funding ?	Who?	How?	When?
Determining renewable and low carbon	Planning fees/Planning Services	Energy companies, Wigan Council;	Through the development	On going

		energy schemes and networks and requiring them to be capable of connecting to existing development	resources as available	distribution network operators, Public / private / community sector partnership	management process	
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Policy CP14: Low-carbon development

MM.CP14.1	Page 108/ policy CP14/ main clause 1	"1. Requiring <u>Encouraging</u> all development where relevant..."
	Page 108/ policy CP14/ main clause 2	"2. Requiring proposals for <u>Encouraging those proposing</u> residential development of 10 units or more..."
MM.CP14.2	Page 109/ policy CP14/ paragraph 9.89	"Developments <u>Those proposing developments</u> above the published thresholds will also be expected <u>encouraged</u> to prepare an <u>a</u> carbon reduction statement..."

Policy CP16: Minerals

MM.CP16.1	Page 115/ policy CP16/ new clause following clause 3	" <u>Facilitating the movement of minerals by rail or canal where feasible or practicable.</u> "
	Page 115/ policy CP16/ new clause following clause 5	" <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> "
MM.CP16.2	Page 115/ policy CP16/ paragraph 9.106	" <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> 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	See extract of table as modified in the annex under main modification MM.CP16.2

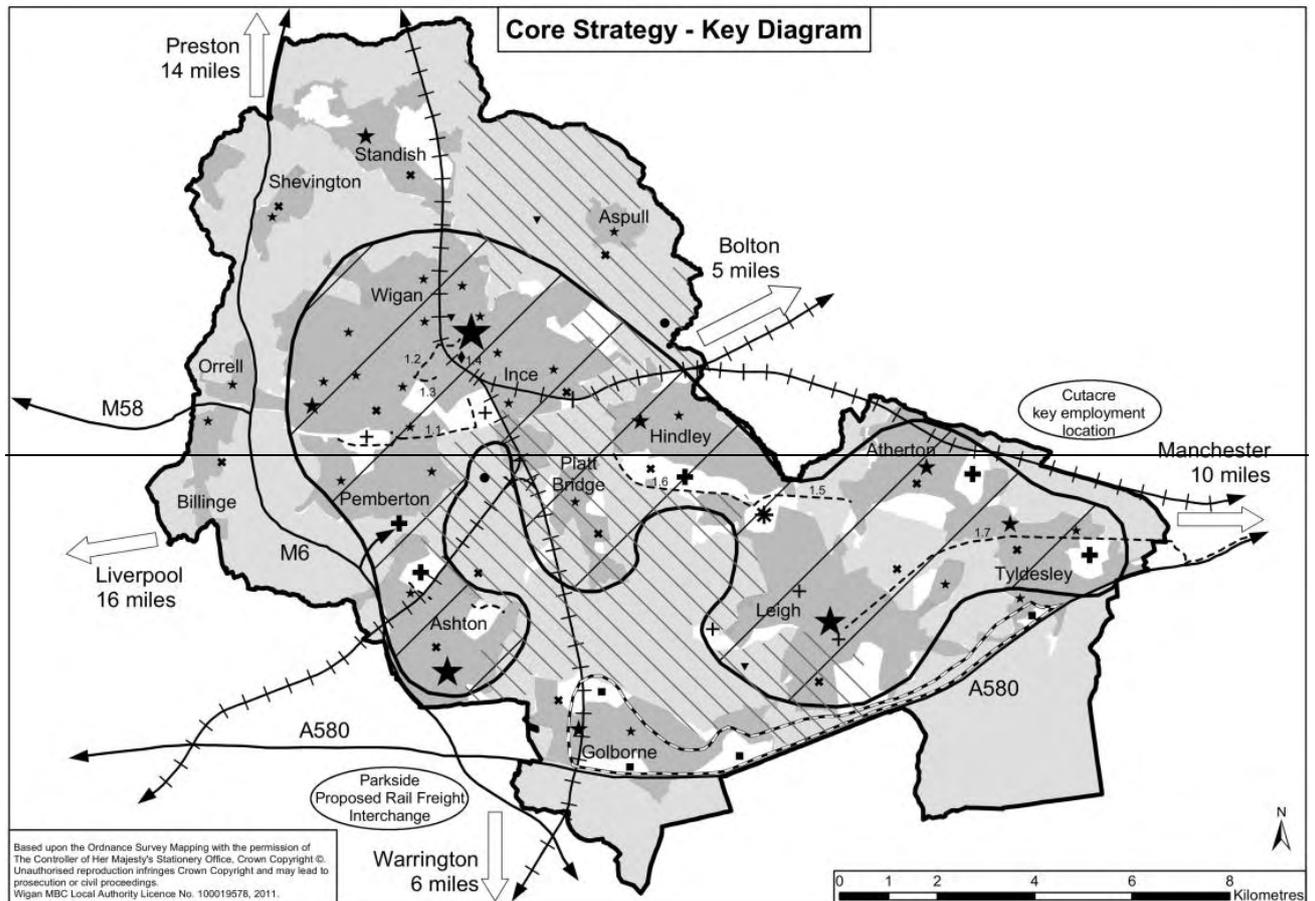
	items table	
Policy CP19: Developer contributions		
MM.CP19.1	Page 124/ policy CP19/ clause 1	"1. Ensuring that development funds, or contributes to the funding of, necessary off-site works or programmes, in accordance with the provisions of legislation, national planning policy and other local planning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

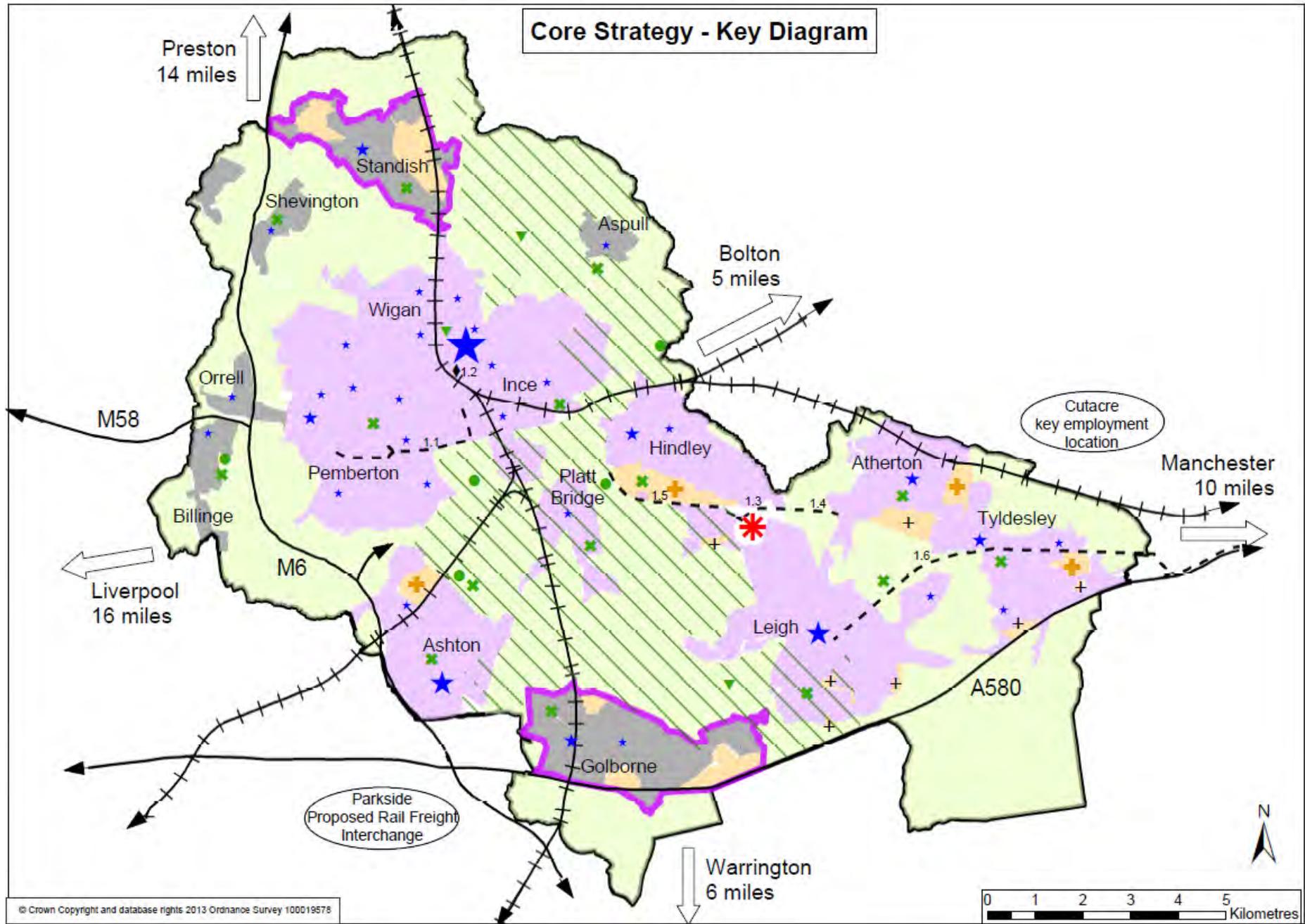
Main modification MM.SP1.2 Core Strategy – Key diagram

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
Site Options		Greenheart	SP5
Key Transport Links	SP1 CP5	Existing Key Development Commitments	
Rail		Principal Park	
Road		Township Park	CP2
Sub Regional Centre	SP2	New Transport Infrastructure	CP7
Main Centre		1.4 Wigan Transport Hub	
Town Centre		Safeguarded Land	CP8
Local Centre	SP3	Green Belt	
Key Strategic Site		Urban Area	
Broad Locations for New Development	SP4 - 1-5		

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			Principal Park	
	Main Centre	SP2		Township Park	CP2
	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

What?	Cost and funding?	Who?	How?	When?
<p>Around 44 hectares of housing <u>Approximately 1,100 homes</u>, 8 hectares of new employment development <u>and a local centre</u></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><u>Phase 1 – 751 homes</u> <u>Phase 2 – Balance of housing and 8 hectares of employment development</u></p>	<p>50% houses years 0-5, 47% years 6-10 and 3% years 11-15, employment development years 6-15 <u>2013-2022</u> <u>2023-2026</u></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 = <u>Phase 1 – 9 hectares of green infrastructure</u> <u>Phase 2 – 9 hectares of green infrastructure</u></p>	<p>50% in years 0-5, 50% in years 6-15 <u>2013-2022</u> <u>2023-2026</u></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 of phase 1</p>
<p><u>Link road from Westleigh Lane to Leigh Road</u></p>	<p><u>£3.8 million funded by developers and landowners.</u></p>	<p><u>Private developers, landowners, Wigan Council</u></p>	<p><u>Prior to construction of more than 400 homes</u></p>	<p><u>By 2018</u></p>
<p><u>Link road from Atherleigh Way to Westleigh Lane</u></p>	<p><u>£5 million funded by developers and landowners</u></p>	<p><u>Private developers, landowners, Wigan Council</u></p>	<p><u>Prior to construction of more than 751 homes</u></p>	<p><u>By 2022</u></p>

Main modification MM.CP5.2

Spatial distribution of new employment development

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

Township	%
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)

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

Main modification MM.CP6.2

Spatial distribution of new housing development

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

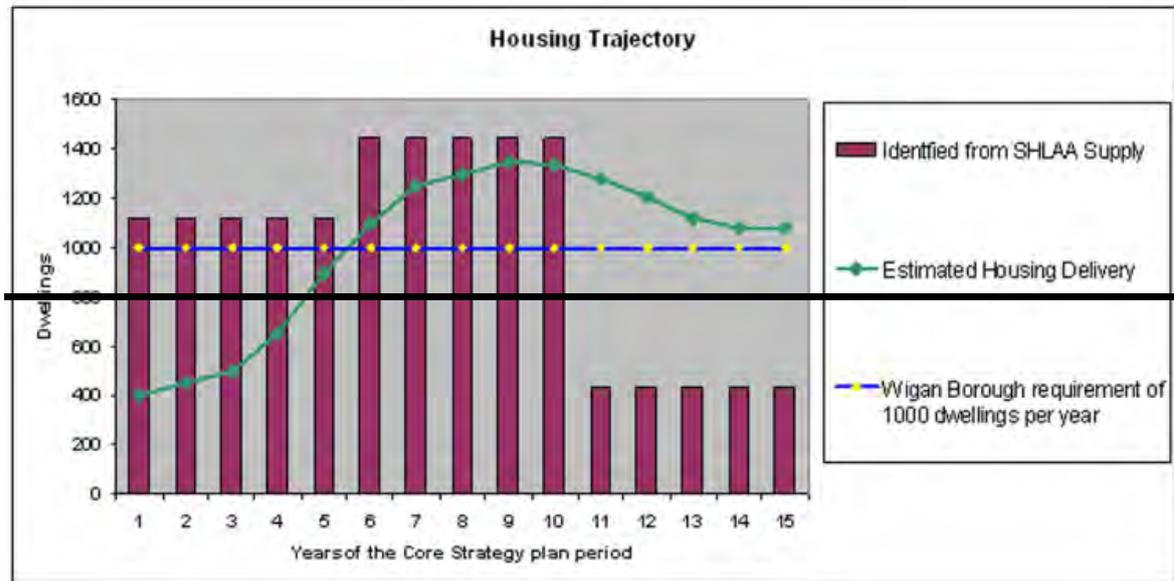
Township	%
Wigan (including Winstanley and New Springs)	24
Hindley and Abram	23
Ashton and Bryn	19
Leigh	5
Atherton	9
Tyldesley and Astley	7
Golborne and Lowton	6
Standish, Aspull and Shevington (excluding New Springs)	4
Orrell and Billinge (excluding Winstanley)	3

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

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

Main modification MM.CP6.2 Housing Trajectory

Delete:



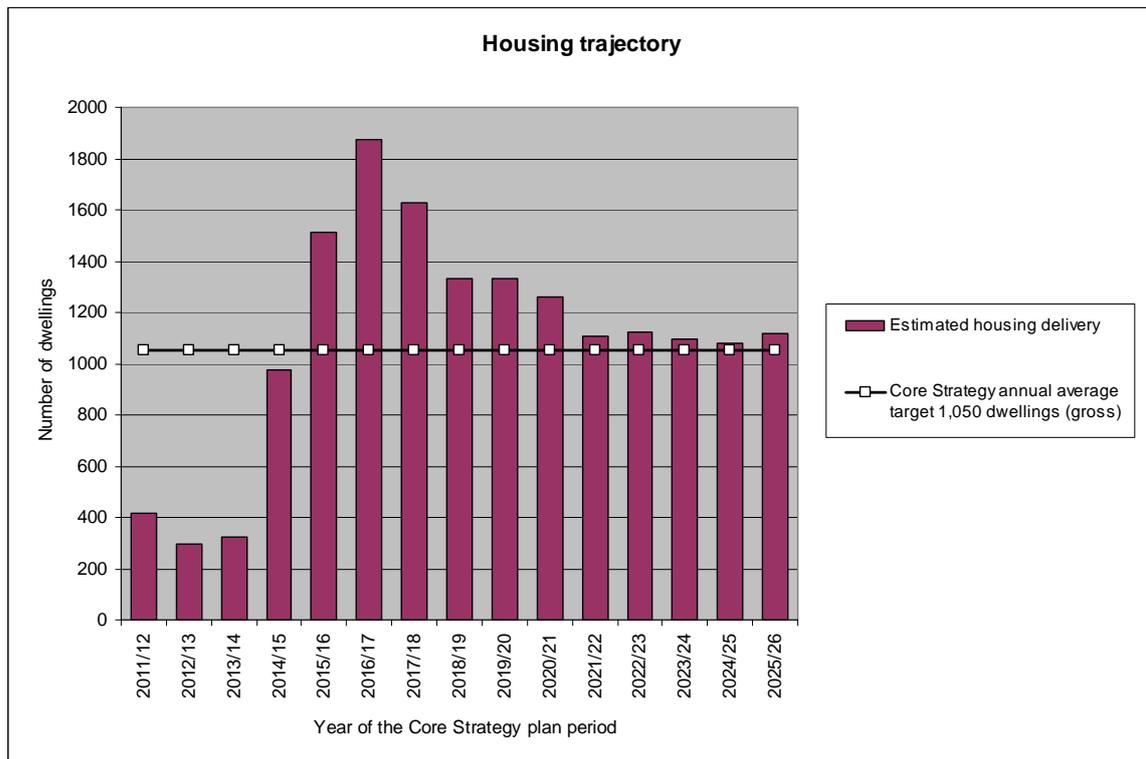
Housing Trajectory Chart

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
TOTAL	419	296	323	973	1513	1872	1626	1333	1331	1258	1107	1126	1095	1077	1120	16469

Housing trajectory chart (2011-2026)



Main modification MM.CP5.2

Key delivery items: policy CP6 - Housing (extract)

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

Main modification MM.CP7.2

Key delivery items: policy CP7 - Accessibility (extracts)

What?	Cost and funding?	Who?	How?	When?
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 <u>TfGM</u> , 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

<u>A578 Leigh Road to A58 Liverpool Road</u>	<u>£9 million funded by developers and landowners</u>	<u>Private developers, landowners, Wigan Council</u>	<u>In accordance with planning permissions for South of Hindley</u>	<u>2026, in line with rate of housing development</u>
Leigh-Salford-Manchester Busway	£7668 million GM Transport Fund	GMPTETfGM	In line with Greater Manchester Transport Fund delivery programme	2013-2015

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 m Maintaining the Green Belt; identifying boundaries for the new 'major existing developed sites in the Green Belt; and identifying and designating safeguarded	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 plans	2011-2014 2013-2016 in the first instance

land for development				
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Main modification MM.CP11.2

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

What?	Cost and funding?	Who?	How?	When?
Conserving, 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, in line with statutory processes and development management processes and procedures.	2011-2026

Main modification MM.CP16.2

Key delivery items: policy CP16- Minerals (extract)

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

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

Measurable indicators	Targets	<u>Baseline at 2011 unless otherwise stated</u>	Sources
Provision of residential development	44 hectares, 50% houses years 0-5, 47% years 6-10 and 3% years 11-15 <u>125 dwellings by April 2016; 725 dwellings by April 2022; approximately 1100 dwellings by April 2026</u>	<u>NA</u>	
Provision of employment development	8 hectares, years 6-15 <u>in the period 2018-2026</u>	<u>NA</u>	
Provision of strategic green infrastructure	18 hectares, 50% in years 0-5, 50% in years 6-15 <u>9 hectares by 2022, 18 hectares by 2026.</u>	<u>NA</u>	
New link road from A579 Atherleigh Way to A578 Leigh Road	Completion by end of year 5 or end of phase 1.		
<u>Link road from Westleigh Lane to Leigh Road</u>	<u>By 2018</u>		
<u>Link road from A579 Atherleigh Way to Westleigh Lane</u>	<u>By 2022</u>		
Policy SP4 Broad locations for new development			
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								
<u>South of Hindley</u>	<u>50 dwellings by 2016; 500 dwellings by 2021; 1000 dwellings by 2026</u>	<u>NA</u>									
	<u>12.4 hectares of employment development by 2026</u>										
<u>East of Atherton</u>	<u>100 dwellings by 2021; 450 dwellings by 2026</u>			<u>NA</u>							
	<u>15 hectares of employment development by 2026</u>										
<u>Garrett Hall, Astley</u>	<u>75 dwellings by 2016; 450 dwellings by 2021; 600 dwellings by 2026</u>					<u>NA</u>					
<u>East of Wigan Road, Landgate, Ashton-in-Makerfield</u>	<u>25 dwellings by 2016; 275 dwellings by 2021; 300 dwellings by 2026</u>							<u>NA</u>			
	<u>22ha of employment development by 2026</u>										
<u>Golborne and Lowton</u>	<u>200 dwellings by 2016; 950 dwellings by 2021; 1000 dwellings by 2026</u>									<u>NA</u>	
<u>Standish</u>	<u>200 dwellings by 2016; 950 dwellings by 2021; 1000 dwellings by 2026</u>	<u>NA</u>									

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

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

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

Measurable indicators	Targets	<u>Baseline at 2011 unless otherwise stated</u>	Sources
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 2013 2016 , 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	<u>To be confirmed</u>	
<u>Number of student applicants being admitted to first primary school of choice</u>	<u>Improve on baseline</u>	<u>92.6% (2010)</u>	
<u>Number of student applicants being admitted to first secondary school of choice</u>	<u>Improve on baseline</u>	<u>96.3% (2010)</u>	
Policy CP5 Economy and employment			
<u>Unemployment</u>	<u>To better or equal national or regional average</u>	<u>Great Britain 7.6% North West 7.8% Wigan 8%</u>	<u>NOMIS</u>

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 50 hectares of employment development by 2016, 125 hectares of employment development by 2021, 200 hectares of employment development by 2026	NA		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 Increase in total jobs and jobs in each sector from baseline		Wigan	GM	With AGMA (GMM)
		Manufacturing and engineering (including food and drink processing)	*	*	
		Logistics / distribution	*	*	
		Digital information and communications technology	*	*	
		Creative/digital/new media	*	*	
		Financial and professional services	*	*	
		Environmental technologies	*	*	
		Construction sector business	*	*	
*Data will be provided when it becomes available in the format required.					

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

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

Measurable indicators	Targets	Baseline at 2011 unless otherwise stated	Sources
Policy CP9 Strategic landscape and green infrastructure			
<u>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)</u>			
Developing and managing Green Infrastructure	In accordance with our Green Infrastructure Plan		With stated partners
Policy CP10 Design			
% of built developments performing well against policy requirements <u>% of applications approved in line with policy requirements</u>	95% (from random samples of major and minor / householder developments completed annually) <u>100%</u>	<u>To be established</u>	
% of new developments <u>Number of units</u> built to a 'very good' standard against the CABE Building for Life Assessment	To increase annually	<u>85 units</u>	
% of homes that attain Code for Sustainable Homes levels 3, 4, 5 and 6	All housing developments to meet level 4 by 2013 and level 6 by 2016		
Policy CP11 Historic environment			
Conserving, protecting and enhancing our heritage assets	To remain the same or increase		With English Heritage
<u>% of applications approved contrary to policy</u>	<u>0%</u>	<u>NA</u>	
<u>Demolition or significant detrimental change to heritage assets or their settings</u>	<u>Nil</u>	<u>2</u>	

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

Measurable indicators	Targets	<u>Baseline at 2011 unless otherwise stated</u>	Sources
Policy CP13 Low carbon infrastructure			
Low carbon energy schemes completed (installed capacity by type)	Increase installed capacity of renewables to 150MW by 2026		
Policy CP14 low carbon development			
% of new developments achieving our carbon reduction targets	To increase annually, to 2016	<u>Not yet available</u>	
<u>BREEAM levels achieved for relevant developments</u>	<u>To increase annually</u>	<u>Not yet available</u>	
<u>% of planning applications accompanied by an energy statement</u>	<u>100% of relevant applications</u>	<u>Not yet available</u>	
Policy CP15 Waste			
<u>The performance of this policy will be monitored through the Greater Manchester Joint Waste Development Plan Document</u>			
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)
Policy CP16 Minerals			
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			

Measurable indicators	Targets	Baseline at 2011 unless otherwise stated	Sources
<u>The performance of this policy will be monitored through the Greater Manchester Joint Minerals Development Plan Document</u>			
Policy CP17 Flooding			
Number of planning permissions granted contrary to Environment Agency advice	None <u>Nil</u>		Environment Agency
<u>Number of sustainable urban drainage schemes</u>	<u>Increase from baseline</u>	<u>NA</u>	
Policy CP18 Environmental protection			
Number of planning permissions granted that would result in irreversible loss of Grade 1, 2 or 3a agricultural land	None <u>Nil</u>	<u>NA</u>	
Hectares of derelict land reclaimed	To maintain or increase, by 2016, 2021, 2026 <u>reduce amount of derelict land remaining over time</u>	<u>383 hectares remaining (2009)</u>	
Pollution: water quality, air quality, ground contamination	Improvement in quality, reduction in pollution		Environment Agency
<u>Percentage of contaminated land remediated through development</u>	<u>An increase in % of land cleaned up each year</u>	<u>10.7%</u>	
<u>Number of days when air pollution exceeds national 24 hour standard for dust/ particles (PM10)</u>	<u>No more than 35 days</u>	<u>0 days</u>	
<u>Annual average background nitrogen dioxide concentration (ug/m3)</u>	<u>Not to exceed 40 ug/m3</u>	<u>22 ug/m3</u>	

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

Main modification MM.App1.1

Appendix A: Replacement of saved Unitary Development Plan policies (extracts).

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