

WIGAN LOCAL DEVELOPMENT FRAMEWORK

SECOND ANNUAL MONITORING REPORT

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1. Introduction

- 1.1 Monitoring is crucial to the successful delivery of local development frameworks. It helps authorities to understand the main social, environmental and economic issues affecting their areas and the key drivers of spatial change. Regular monitoring will help to show if local development frameworks are achieving their objectives or if they should be changed in response to changing circumstances.
- 1.2 The Planning and Compulsory Purchase Act 2004 and associated regulations require authorities to produce Annual Monitoring Reports (AMRs) in which they are required to undertake the following tasks:
 - Review actual Local Development Framework (LDF) progress in terms of local development document preparation against the timetable and milestones in the Local Development Scheme;
 - Assess the extent to which policies in local development documents are being implemented;
 - Where policies are not being implemented, explain why and set out what steps are being taken to ensure that the policy is implemented, or whether the policy is to be amended or replaced;
 - Identify the significant effects of implementing policies in local development documents and whether they are as intended; and
 - Set out whether policies are to be amended or replaced.
- 1.3 The annual monitoring report is therefore a key mechanism for assessing the performance and effects of the LDF and for putting into practice the concept of 'plan, monitor and manage' whereby the findings of monitoring feed directly into any review of policy that may be required.
- 1.4 In particular, AMRs are required to consider:
 - Whether the timetable and milestones for the preparation of documents set out in the local development scheme have been met or progress is being made towards meeting them or, where they are not being met or not on track to being achieved, the reasons why;
 - Whether policies and related targets in local development documents have been met or progress is being made towards meeting them; or,
 - Where they are not being met or not on track to being achieved, the reasons why;
 - What impact the policies are having in respect of national and regional targets and any other targets identified in local development documents and not covered by the above;
 - What significant effects implementation of the policies is having on the social, environmental and economic objectives by which sustainability is defined and whether these effects are intended;

- Whether the policies in the local development document need adjusting or replacing because they are not working as intended;
 - Whether policies need changing to reflect changes in national or regional policy; and
 - If policies or proposals need changing, the actions needed to achieve this.
- 1.5 This is Wigan's second annual monitoring report and is required to be prepared and submitted to the Government Office for the North West by the end of December 2006. It relates to the year from 1 April 2005 to 31 March 2006. Where it has not been possible to provide as full a picture as possible in this first monitoring report, in particular for the Core Output Indicators required by national guidance, as full an analysis as possible has been provided. However the problems of providing the data have been clearly set out in the report along with an explanation of progress made in providing the data since the first monitoring report.
- 1.6 The report format is in 4 broad sections, the first being this introduction which, in addition to dealing with the purposes and aims of the document, includes material setting out the key contextual characteristics of the Borough. The second section deals with the implementation of the Local Development Scheme and compares the timetable and milestones set out in that document with what has been actually achieved in practice during the year. It then goes on to consider any need to revise the LDS in the light of that information or for other reasons. The third section deals with planning policy implementation which is assessed against both the core output indicators laid down in national guidance and against other local indicators. In practice these other local indicators are, in the main, those indicators laid down in the adopted Replacement Unitary Development Plan. It also includes commentary on the need for development of future monitoring systems to fill any shortfalls in data collection. The final section pulls out the main conclusions derived from the monitoring.

Key Contextual Characteristics of the Borough

1.7 Demographic characteristics

Population size

Wigan has a resident population of 301,417 (source: 2001 Census), of which 147,862 are men and 153,555 are women. Over 76,000 are under 20 years of age; over 43,436 are over 74 years of age. Further details are on the council's website.

Household Types

There are 125,096 households (source: 2001 Census) at an average of 2.39 people per household. 90,293 (72%) are owner occupied; 22,110

(17.7%) are tenants of Wigan and Leigh Housing; 2,746 (2.2%) are housing association tenants; and 9,947 (7.9%) are other tenants.

Ethnic composition

294,149 people (97.6%) are white: British; 1,1744 (0.6%) are white: Irish; 1,613 (0.5%) are white: other white. The other 3,909 people resident in the Borough are of 13 other ethnic groups but no more than 700 people in any one other single ethnic group. Further details are on the council's website (source: 2001 Census).

1.8 Socio-cultural issues

Index of multiple deprivation

In the Indices of Deprivation 2004, Wigan was ranked at 53 out of 354 local authorities in England, where 1 was the most deprived area and 354 the least deprived. This rank was derived from the average deprivation score of the Local Super Output Areas in the local authority (source: National Statistics, 2005).

House prices

The average house price in Wigan in 2005 was £132,892, compared to £138,709 in the North West and £170,238 in the UK. (Figures for NW and UK relate to last quarter of 2005). (source: Halifax House Price Index)

Unemployment

At March 2006 Wigan Borough had an unemployment rate of 2.8% *Resident-based*. (source: Nomis, Manchester Enterprise).

Life expectancy

The male and female life expectancies for Wigan during the period 2001-2003 were 74.4 and 78.6 years respectively. This compares to 74.8 and 79.5 for the North West and 76.1 and 80.7 for England and Wales (source: National Statistics, 2005).

Long term illness

22.3% of people in Wigan have a limiting long term illness, compared to 20.7% in the North West and 18.2% in England and Wales. (source: 2001 Census).

1.9 Environment

River water quality

There are 7 rivers (including the River Douglas in 3 parts) which have been assessed against the Water Framework Directive. Each one is categorised as 'at risk' (source: Environment Agency, 2006).

Condition of SSSIs

100% of SSSIs in the Borough (176 hectares, all in the Council's ownership) are in good condition (source: Wigan Council, 2005). This is in accord with the local indicator which measures damage to SSSI's arising from development, with a target of 'nil damage' and which achieved that target in 2005/05, as indicated in paragraph 3.54 of this report.

Woodland Cover

The last comprehensive survey of woodland cover in the Borough in 1995 recorded 6.2%. It has been increased since to around 8%. A figure will be confirmed for future AMRs (source: Wigan Council, 2005).

1.10 Housing and built environment**Empty dwellings**

At 1 April 2005, there were 4865 empty dwellings in the Borough, of these 2206 were dwellings in the private sector empty for over 6 months (source: Wigan Council 2005).

Amount of derelict land

The latest confirmed figure for derelict land in the Borough is 563 hectares in 1998 (source: Wigan Council, 2005).

1.11 Transport**Car ownership**

34,407 households (27.5%) do not have access to a car (source: 2001 Census).

2. Implementation of the Local Development Scheme

a) Local development scheme (LDS) milestones

2.1 For the year ending March 2006 there were 'milestones' in Wigan's first local development scheme (April 2005), for the preparation of 11 different local development documents. Of these 11 documents, two were development plan documents; 8 were supplementary planning documents and the final document was the statement of community involvement. One other development plan document was programmed to commence after March 2006.

Development plan documents

2.2 The two development plan documents with programmed milestones in the year ending March 2006 were the core strategy and an area action plan for Ashton-in-Makerfield. The development plan document that was programmed later was an area action plan for Leigh Central.

The core strategy

2.3 The LDS 'milestones' for the core strategy were:

Commencement of preparation	Dec 2005
Public participation on preferred options	Dec 2006
Submission to Secretary of State	May 2007
Pre-examination meeting	Oct 2007
Commencement of the examination-in-public	Jan 2008
Adoption of document	Nov 2008

2.4 Only the first 'milestone' fell in the year ending March 2006. However, as stated in last year's annual monitoring report, the core strategy did not commence in December 2005. It was rescheduled in the revised local development scheme (March 2006) to commence in October 2006. The preparation process did commence in October 2006.

Ashton area action plan

2.5 The LDS 'milestones' for the Ashton area action plan were:

Commencement of preparation	Feb 2006
Public participation on preferred options	Feb 2007
Submission to Secretary of State	July 2007
Pre-examination meeting	Dec 2007
Commencement of the examination-in-public	Mar 2008
Adoption of document	Jan 2009

2.6 Only the first 'milestone' fell in the year ending March 2006. However, as stated in last year's annual monitoring report, the Ashton area action plan did not commence in February 2006. When the local development scheme was revised in March 2006, it was agreed that an action plan for Ashton was not a spatial priority and that issues in Ashton would be

addressed through an allocations and infrastructure development plan document. The allocations and infrastructure development plan document was programmed to commence in October 2006 and did commence in line with this milestone.

Leigh central area action plan

- 2.7 The LDS 'milestones' for the Leigh central area action plan were:
- | | |
|---|----------|
| Commencement of preparation | Dec 2007 |
| Public participation on preferred options | Dec 2008 |
| Submission to Secretary of State | May 2009 |
| Pre-examination meeting | Oct 2009 |
| Commencement of the examination-in-public | Jan 2010 |
| Adoption of document | Nov 2010 |
- 2.8 None of these 'milestone' fell in the year ending March 2006. When the local development scheme was revised in March 2006, it was agreed that there was more need to update the policy framework for Wigan central than for Leigh central, so it was not re-programmed. However, paragraph 4.22 of the revised local development scheme does refer to Leigh central as a future development plan document that we could commence after 2009.

Supplementary planning documents (SPDs)

- 2.9 These were:
- Provision of open space in new housing development - adoptions and financial contributions from developers SPD
 - Landscape design SPD
 - Residential design guide SPD
 - Shop front design guide SPD
 - Re-use of employment land and buildings for non-employment uses SPD
 - Affordable housing provision in new residential developments SPD
 - Access for all SPD
 - Planning obligations SPD

Provision of open space in new housing development, adoptions and financial contributions from developers SPD

- 2.10 The LDS timetable for this supplementary planning document was:
- | | |
|---|---------------------|
| Issues, options and evidence gathering: | Sept - Nov 2004 |
| Prepare draft: | Dec 2004 - Feb 2005 |
| Public participation on draft: | March - April 2005 |
| Consider representations and finalise: | May - July 2005 |
| Adoption: | October 2005 |
- 2.11 The final three 'milestones' fell in the year ending March 2006. As a result of advice at the time that SPDs had to be approved by Council, public participation on the draft SPD commenced early on 7 February

2005 and ran for 6 weeks until 18 March 2005. Representations were subsequently considered and the draft SPD finalised. It was adopted on 31 October 2005 but could not come into operation until the replacement unitary development plan was itself adopted, ultimately on 26 April 2006. The revised local development scheme was modified in this regard. Subject to that matter all of the 'milestones' were met.

Landscape design SPD

- 2.12 The LDS timetable for this supplementary planning document was:
- | | |
|---|---------------------|
| Issues, options and evidence gathering: | Sept - Nov 2004 |
| Prepare draft: | Dec 2004 - Feb 2005 |
| Public participation on draft: | March - April 2005 |
| Consider representations and finalise: | May - July 2005 |
| Adoption: | October 2005 |
- 2.13 The final three 'milestones' fell in the year ending March 2006. As a result of advice at the time that SPDs had to be approved by Council, public participation on the draft SPD commenced early on 7 February 2005 and ran for 6 weeks until 18 March 2005. Representations were subsequently considered and the draft SPD finalised. It was adopted on 31 October 2005. All of the 'milestones' were met.

Design guide for residential developments SPD

- 2.14 The LDS timetable for this supplementary planning document was:
- | | |
|---|-------------------|
| Issues, options and evidence gathering: | Jan - March 2005 |
| Prepare draft: | April - June 2005 |
| Public participation on draft: | July - Aug 2005 |
| Consider representations and finalise: | Sept - Nov 2005 |
| Adoption: | Dec 2005 |
- 2.15 All but the first 'milestone' fell in the year to March 2006. The 'milestones' up to 'finalise' were met. The draft for public participation was approved by the Council on 13 July and the formal public participation period ran from 15 August to 26 September. However, the SPD was not adopted in December. Following the public participation stage the document was extensively reformatted and a small number of substantive changes were made. It was appropriate, therefore, to re-publish the SPD for further public participation. Therefore, a new programme was needed, which was included in the revised local development scheme (March 2006). The revised LDS timetable was:
- | | |
|--|---------------------|
| Revise draft: | Dec 2005 – Jan 2006 |
| Further public participation: | Feb - March 2006 |
| Consider representations and finalise: | April - May 2006 |
| Adoption: | July 2006 |
- 2.16 The further public participation period ran from 20 March 2006 to 18 April, slightly later than programmed but commencing within the

timeframe of the 'milestone'. The SPD was adopted 12 July 2006 in line with the revised 'milestone'.

Shop front design guide SPD

- 2.17 The LDS timetable for this supplementary planning document was:
- | | |
|---|---------------------|
| Issues, options and evidence gathering: | Nov 2004 - Jan 2005 |
| Prepare draft: | Feb - April 2005 |
| Public participation on draft: | May - June 2005 |
| Consider representations and finalise: | July - Sept 2005 |
| Adoption: | October 2005 |
- 2.18 The final three 'milestones' fell in the year ending March 2006. The formal public participation period ran from 18 July to 15 August. The SPD was adopted on 31 October 2005.

Re-use of employment land and buildings for non-employment uses SPD

- 2.19 The LDS timetable for this supplementary planning document was:
- | | |
|---|-------------------|
| Issues, options and evidence gathering: | April - June 2005 |
| Prepare draft: | July - Sept 2005 |
| Public participation on draft: | Oct - Nov 2005 |
| Consider representations and finalise: | Dec - Feb 2006 |
| Adoption: | March 2006 |
- 2.20 The formal public participation period ran from 10 October to 21 November. It was adopted on 16 February but came into operation with the adoption of the UDP on 26 April 2006. Subject to that matter all of the 'milestones' were met.

Affordable housing provision in new residential development SPD

- 2.21 The LDS timetable for this supplementary planning document was:
- | | |
|---|-------------------|
| Issues, options and evidence gathering: | April - June 2005 |
| Prepare draft: | July - Sept 2005 |
| Public participation on draft: | Oct - Nov 2005 |
| Consider representations and finalise: | Dec - Feb 2006 |
| Adoption: | March 2006 |
- 2.22 The formal public participation period ran from 10 October to 21 November. It was adopted on 16 February but came into operation with the adoption of the UDP on 26 April 2006. Subject to that matter all of the 'milestones' were met.

Access for all SPD

- 2.23 The LDS timetable for this supplementary planning document was:
- | | |
|---|---------------------|
| Issues, options and evidence gathering: | Nov 2005 - Jan 2006 |
| Prepare draft: | Feb - April 2006 |

Public participation on draft:	May - June 2006
Consider representations and finalise:	July - Sept 2006
Adoption:	October 2006

- 2.24 Only the first two 'milestones' were in the year ending March 2006. Informal consultations commenced in November 2006 and by March the preparation of the draft SPD was well advanced, it being reported for approval by Cabinet and Council in April. The formal public participation period ran from 16 May to 27 June. It was adopted on 21 September. Therefore, all of the 'milestones' have been met.

Planning obligations SPD

- 2.25 The LDS timetable for this supplementary planning document was:
- | | |
|---|---------------------|
| Issues, options and evidence gathering: | Nov 2005 - Jan 2006 |
| Prepare draft: | Feb - April 2006 |
| Public participation on draft: | May - June 2006 |
| Consider representations and finalise: | July - Sept 2006 |
| Adoption: | October 2006 |

- 2.26 Only the first two 'milestones' were in the year ending March 2006. Neither was met. As indicated in the first annual monitoring report the need for this SPD was reviewed as part of the overall review of the local development scheme. As a result of the government's consultation on planning gain supplements, that would either replace or substantially reduce the scope of planning obligations, it was not programmed in the revised local development scheme.

Statement of community involvement

- 2.27 The LDS 'milestones' for the statement of community involvement were:

Commencement of preparation	April 2005
Stakeholder / community consultation	June 2005
Submission to Secretary of State	Sept 2005
Pre-examination meeting	Dec 2005
Commencement of the examination-in-public	Jan 2006
Adoption of document	March 2006

- 2.28 Preparation commenced in April 2005 and statutory consultees were consulted in May and June (regulation 25). The first draft SCI was subject to consultation from 15 July to 26 August (regulation 26). The SCI was revised and submitted to the Secretary of State on 30 September. The formal consultation period ran from 20 October to 1 December. The representations and statement were sent to the Planning Inspectorate on 20 December (regulation 31). We received confirmation that the examination would be by written representations on 6 February. We received the Inspector's Report on 8 June. The SCI was adopted on 12 July.

2.29 It is evident from the above that the slippage against the last milestone occurred once the SCI was with the Planning Inspectorate. In the revised local development scheme (March 2006), the final milestone was put back to June 2006. When this revision was in draft form the milestone was July 2006 (and still is in our service plan). This was to take into account the fact that it needed to be adopted by full council for which there was no meeting in June. It was revised without reference to the need for adoption by full council, on the advice of Government Office that adoption should immediately follow on from receipt of the inspector's report.

b) Review of the Local Development Scheme

2.30 The planning service has now received confirmation that supplementary planning documents do not need to be approved by full council at any stage in their preparation. This will help greatly with the process of producing supplementary planning documents in line with the regulations and in a timely manner as set out in the local development scheme.

2.31 Three new SPDs are currently on course for public participation in January and February 2007 and adoption in May. A future SPD on House Extensions is currently under consideration. We will consider whether any further SPDs should be brought forward, including those identified as future supplementary planning documents in paragraph 4.22 of the local development scheme (March 2006).

2.32 It is unlikely that we will be seeking to introduce different development plan documents in a review of the local development scheme early in 2007. However, in the light of experience to date we may seek to put back the preferred options stages for each of the three development plan documents that are already identified, by up to 6 months, with consequent knock-on effects for subsequent milestones through to adoption.

2.33 The programme for the preparation of the Greater Manchester Joint Waste DPD (JWDPD) is likely to be amended. The need for further survey work on Construction and Demolition waste and Commercial and Industrial waste means that the Issues and Options report will be prepared in two stages. The first stage, in line with the existing timetable, will focus on development of the spatial vision and objectives and key principles, whilst the second stage, planned for consultation in September 2007, will inform the requirements for new facilities and the identification of sites.

2.34 This change will necessitate an extension to the existing JWDPD timetable which will, of course, be subject to agreement being reached with the Planning Inspectorate and the Secretary of State over the changes.

3. Planning Policy Implementation and Monitoring Issues

a. LDF Core Output Indicators

3.1 The following LDF core output indicators are for the whole of Wigan Borough from 1st April 2005 to 31st March 2006.

Business Development

Table 1: Business Development Core Indicators

LDF Core Indicator	Local Authority Position	
1a: Amount of floorspace developed for employment by type.	B1(a)	4,309.06 Sqm*
	B1(b)	269.1 Sqm*
	B1(c)	-
	B2	15,527.2 Sqm*
	B8	6,527.6 Sqm*
1b: Amount of floorspace developed for employment by type, in employment or regeneration areas.	B1(a)	4,151.5 Sqm*
	B1(b)	269.1 Sqm*
	B1(c)	-
	B2	15,527.2 Sqm*
	B8	6,527.6 Sqm*
1c: Amount of floorspace by employment type, which is on previously developed land.	B1(a)	4,151.5 Sqm*
	B1(b)	269.1 Sqm*
	B1(c)	-
	B2	-
	B8	2,132.4 Sqm*
1d: Employment land available by type;		
(i) sites identified and allocated in the LDF.	B1/B2/B8	143.79 ha
	B1/B2 only	43.87 ha
	B1 only	-
	B2 only	-
(ii) sites within the above for which planning permission has been granted	B1/B2/B8	17.39 ha
	B1/B2 only	-
	B1 only	-
	B2 only	-
1e: Losses of employment land to (i) employment/regeneration areas and (ii) local authority area.	(i)	-
	(ii)	5.408ha(gross)
1f: Amount of employment land lost to completed residential development.		1.818ha

(*Gross internal floorspace (calculated at 2.5% of the gross external floorspace))

Definitions:

B1 Business

(a) Offices

(b) Research and development studios, laboratories, high tech

(c) Light industry

B2 General Industry

B8 Storage or Distribution

- 3.2 Business development information is currently set out in our 'UDP allocated employment land availability update' April 2006 and is monitored annually for RSS requirements. Further information historical employment lands take up and availability can be viewed in Appendix 2.
- 3.3 Further to the 2005 report the information for all development (sites below 1,000 sqm) is now available. This is the result of improvements to the reporting functions and data input in the suite of modules for development planning that form part of the CAPS Uniform applications and data processing system used by the Council's development control/building control services.
- 3.4 Regarding Core Indicator 1e, 2005/2006 has seen a loss of 5.408 hectares of employment land to other uses. This take up is primarily due to a retail development at Howe Bridge Mill (includes B8 development) which accounts for 3.18 hectares of the total loss (also included in the Local Services section of this report). The lost employment land is outside of the allocated sites under Policy EM1A: Primary Employment Areas and subject to Policy EM1B: Re Use of Employment Land and Building for other uses. A Supplementary Planning Document on the Reuse of Employment Land and Buildings for Non-Employment Uses was adopted on the 26th April 2006 to address the acceptability or otherwise of the proposed loss of sites for non employment uses.

Housing

Table 2: Housing Core Indicators

<u>LDF Core Indicator</u>	<u>Local Authority Position</u>
2a Housing Trajectory showing:	
(i) net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;	3509 dwellings
(ii) net additional dwellings for the current year;	932 dwellings
(iii) projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;	7949 dwellings
(iv) the annual net additional dwelling requirement; and	510 dwellings
(v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years performance.	413 dwellings
2b Percentage of new and converted dwellings on previously developed land.	88%
2c Percentage of new dwellings completed at: ^(see 3.6)	
(i) less than 30 dwellings per hectare;	8%
(ii) between 30 and 50 dwellings per hectare; and	56%
(iii) above 50 dwellings per hectare.	36%
2d Affordable housing completions. ^(see 3.5)	0

- 3.5 Since adoption of the UDP in April 2006, the affordable housing policy is being implemented on relevant applications and a Supplementary Planning Document has been prepared which includes the target of completing 106 affordable homes per year. There have been no completions yet of affordable homes although it is expected by the time of the 2007 AMR that there will have been some to report on.
- 3.6 The figures included at 2c) are for schemes of 5 or more dwellings, in line with data for the annual RSS returns.
- 3.7 The housing trajectory table and graph, included at Appendix 1, illustrate the housing position in Wigan at April 2006. The trajectory is set within the framework of RPG13 'The Regional Spatial Strategy for the North West', the 'Replacement Wigan UDP', and the most recent figures returned to The Regional Assembly in September 2006 as part of annual RSS monitoring. Information on brownfield development is also gathered for internal Best Value Indicators which is used for 2b).
- 3.8 Regional Spatial Strategy for the North West (RSS) requires that the Borough makes provision for an annual average build rate of 410 dwellings per year. This rate is net of clearance; therefore an allowance of 100 has been made to give a gross housing requirement for the Borough of 510 dwellings per year. This figure has been used for core indicator 2a (iv). The UDP specifies that this annual rate of provision will apply to 2016 until such time as a different rate is adopted through a review of RSS.
- 3.9 In relation to core indicator 2a(i) and (ii), over the past five year period a total of 3509 net additional dwellings were provided in the Borough, equating to an annual average of 702. In the present AMR year (2004/05) the rate was 932 net additional dwellings, indicating a increase in overall build rates in the Borough.
- 3.10 Over the RSS plan period from 2002/03, the provision of 7140 dwellings is required in the Borough. As 3012 dwellings have been built since 2002, it is established that over the remaining plan period, the annual average number of net additional dwellings needed to meet overall housing requirements is 413 dwellings per annum (2a[iv]).
- 3.11 Much of the housing land supply for the first five years of projected completions comes from the build out of identified sites, either not started or with planning permission, and allocated sites. As at April 2006, there were 4977 dwellings not started or with planning permission in the Borough. A slippage rate of 10% was applied for the period 2006/7 to 2010/11, and a further 10% for the period 2011/12 to 2015/16. This reflects the nature of many of the more difficult sites where planning permissions may not be implemented, or may not be renewed in line with changed government guidance.

- 3.12 The projected build dates for the allocations have been accurately gauged using developer information. It is anticipated that once the build-out of these sites is complete in around 2010/11, the total build rate for the Borough will drop, reflecting the completion of allocated sites and the slower rate of windfall sites coming forward.
- 3.13 In summary, the housing trajectory exercise indicates that actual housing provision in Wigan Borough has gone beyond the annual average requirement in the four years since the figures were issued. Moreover it would appear that this trend could continue. This is based on the amount of dwellings not started on sites under construction, as well as dwellings with planning permission and allocated sites. This needs to be considered in the light of the Submitted Draft RSS (January 2006) which proposes a significantly increased annual housing figure for the Borough from the current 410 to 900 per annum.
- 3.14 The housing position in the Borough will continue to be monitored on a regular basis. At present the Borough has a good supply of housing land, although it is anticipated that this will not be the case over the whole plan period as allocated sites are built out and windfalls sites slow down in coming forward. This will be dealt with as part of the monitoring and review process to ensure a continuing supply of housing land as intended in the 'plan, monitor and manage' approach.
- 3.15 To conclude on housing, all relevant housing core output indicators were collected as part of the AMR process although some deficiencies identified in 2005 are still relevant. An improved database for housing data has been developed and it is hoped that this will allow for easier access to information. Information has only started to be picked up from April 2006, therefore for this AMR the old system was still in place.
- 3.16 Since the publication of the 2005 AMR, as previously mentioned, a new housing database utilising information held in the CAPS Uniform system has been developed. This still involves staff from the Policy Section inputting information, but not to the same scale as was required under the old Access database system due to a greater use of automatic data gathering from the CAPS system. When compiling the 2007 AMR this new database will be used, hopefully reducing staff time spent analysing data, and making the monitoring system much more time-efficient.

Transport

Table 4: Transport Core Indicators

<u>LDF Core Indicator</u>	<u>Local Authority Position</u>
3a. Amount of completed non-residential development within UCOs: A (retail), B (business) and D (non residential institutions and leisure) complying with car parking standards set out in the local development framework.	2 out of 3 0 out of 5 None for D1 Not available for D2
3b. Amount of new residential development within 30 minutes public transport time of: General Practitioners; a hospital; (see commentary and Appendix 4) a primary school; (see Appendix 4) a secondary school; areas of employment; major retail centres.	926 or 99.4% 715 or 76.7% 926 or 99.4% 925 or 99.2% 932 or 100.0% 926 or 99.4%

- 3.17 No consistent monitoring system has been in place for all completions under these Use Class categories, and further work has been identified as necessary to ensure the relevant data is entered in the CAPS system. Comprehensive monitoring is therefore only currently possible for the developments for which information is collected for other purposes. Information in this section is therefore given using the same definitions as those used in the paragraphs below on local services. Further work is also required on implementing the Regional Transport Strategy car parking standards.
- 3.18 There were three completions under Use Class Order A (UCO A): the upper trading level at Primark in Wigan town centre resulting in no additional car parking spaces; Howe Bridge Mill which met the standards and Aldi in Ashton which did not meet the standards.
- 3.19 Five developments were completed during 2005/2006 under UCO B none of which met parking standards.
- 3.20 There has been no completions under UCO D2 (leisure) as set in the paragraphs below on local services. Completions under UCO D1 (non residential institutions) are not monitored for RSS purposes. Although 5 LIFT health centres and two schools were completed under this category further work is required to assess whether they meet the required car parking standards.
- 3.21 The net additional dwellings are set out in the Housing Core Indicators. At present it is only possible to plot travel horizons to destinations within Greater Manchester. Hospitals lying outside the Greater Manchester boundary but nevertheless serving the population of the Borough such as Wrightington, which is within the Ashton, Wigan and

Leigh NHS Trust area, and St Helens Hospital which would serve Ashton-in-Makerfield do not therefore appear.

- 3.22 All dwellings completed in 2005/2006 that fell outside the 30 minute travel time were only just outside the time threshold boundary. These were the same dwellings on each occasion and tend to be conversions of former barn and agricultural buildings which are often located in less accessible areas.

Local Services

Table 5: Local Services Core Indicators

LDF Core Indicator	Local Authority Position	
4a Amount of completed retail, office and leisure development.	B1(a)	-
	A1	15,467.7Sqm (gross) 14,653.7Sqm (net)
	A2	-
	D2	-
4b Amount of completed retail, office and leisure development in town centres.	B1(a)	-
	A1	2,787.7Sqm (gross) 2,108.7Sqm (net)
	A2	-
	D2	-
4c Amount of eligible open spaces managed to Green Flag Award standard.	Nil	

Definitions:

- B1(a) Offices
- A1 Shops
- A2 Financial and Professional Services
- D2 Assembly and Leisure

- 3.23 Local Service information is monitored annually for RSS requirements for development over 500 Sqm floorspace and this is reflected in table 5 above.
- 3.24 Table 5 shows that a high percentage of retail development has been completed outside of the town centres which is contrary to current retail policy and so requires explanation. This is wholly due to one planning application submitted retrospectively for the sale of predominantly bulky goods at an edge of centre mill location. Permission was granted for the trade of 11,770 Sqm of bulky goods (of which 9,350Sqm already trading) and 775Sqm for the sale of non bulky goods. Howebridge Mill lends itself to reuse for bulky goods retail due its open floor plate where bulky goods can be displayed, adjacent to the associated point of assembly. The re-development at Howebridge Mill was a mixed use scheme and also included 7630 Sqm for part retention of an existing Class B8 employment use.

- 3.25 We currently monitor Local Service information in a variety of ways. Retail and Leisure commitments (over 929 Sqm) are set out in our 'summary of retail and leisure commitments' dated September 2006. We hold information for all approvals for B1(a), A1, A2 and D2 uses for which we can monitor the amount of floorspace for local service uses. Currently, this information is only available for all approvals from 1st April 2006 onwards but will shortly be updated to include approvals prior to April 2006.
- 3.26 We also record detailed information on all town centre uses within our Town Centre Database. Information such as the diversity of uses, vacancy rates and retailer representation is also calculated using the information detailed in the database. Town Centre Surveys are undertaken annually to ensure this information is kept up to date and to monitor change. This information can be found later in this report under the local indicators section for UDP monitoring.
- 3.27 There is once again a nil return for the amount of eligible open spaces managed to Green Flag Award standard during the financial year 2005/06. However we are currently undertaking an open space assessment for the Borough and will use this information when completed, together with CABE's Green Flag Award criteria to collate data for the 2007 AMR. Wigan Leisure and Culture Trust currently have plans to prepare a parks strategy and aspire to secure actual Green Flag status for the core parks for the Borough.

Minerals

Table 6: Minerals Core Indicators

<u>LDF Core Indicator</u>	<u>Local Authority Position</u>
5a. Production of primary land won aggregates	Not available
5b. Production of secondary/recycled aggregates	Not available

- 3.28 For both aggregate production and secondary/recycled aggregate production and re-use the most up to date figures available are for 2004. The information is set out in the North West Regional Aggregate Working Party (RAWP) 'Annual Monitoring Report 2005 (AM2005)' and the ODPM "Survey of Arisings and Use of Construction and Demolition and Excavation Waste as Aggregate in England in 2003."

NWRAWP AM2005

- 3.29 The most recent data on aggregate production across the region and arisings of secondary/recycled aggregates is contained within the RAWP AM2005 which incorporates the aggregate monitoring statistics collected in 2004. Unfortunately the survey for the 2005 data i.e. AM2006 is not yet available as this survey coincides with the national 2005 aggregates minerals survey.

- 3.30 Aggregate Production – The RAWP AM2005 report provides an aggregated figure for Greater Manchester, Halton, Warrington and Merseyside. As already highlighted, this is for the year 2004, with production of 1.9 million tonnes. Figures cannot be assigned to individual boroughs for confidentiality reasons.
- 3.31 Secondary/recycled aggregates – The RAWP AM2005 does not report the figure for the year 2004 for arisings and re-use of clay/shales/pulverized fuel ash, slate and blast furnace slag and other as there was no survey carried out for this year. Figures for last year (AM2004) are 758,569t. Reserves for the same materials stand at 17,191,716t.
- 3.32 Arisings and reuse figures for road planings for the year 2004 are at 21,047t. and reserves stand at 2800t.
- 3.33 Unfortunately these figures cannot be split down into sub-regional or district authorities and do not cover other materials such as construction and demolition waste. Information on construction and demolition waste is very difficult to obtain and is something that is being discussed at RAWP and Regional Technical Advisory Body (RTAB) as to how we should be obtaining more accurate information. The most up to date information on this waste stream is available from the Symonds Report on ‘Survey of Arisings and Use of Construction , Demolition and Excavation Waste as Aggregate in England 2003.’
- 3.34 Symonds Report: Survey of Arisings and Use of Construction and Demolition and Excavation Waste as Aggregate in England 2003
Capita Symonds were contracted to undertake a survey of arisings of hard construction, demolition and excavation waste (CDEW) in 2003. The results of this survey are only available at a regional level, and cannot be broken down to sub-regional level. They therefore represent the position for the whole of the North West in 2003.
- 3.35 In 2003 the NW produced 5.62 million tonnes (mt) of recycled aggregate and 0.93 mt of soil. Re-use, recycling and disposal of CDEW for the North West was 11.1mt. This study is being updated in 2006 with results expected in early 2007.

Waste

Table 7: Waste Core Indicators

LDF Core Indicator	Local Authority Position	
6a. Capacity of new waste management facilities by type.	2 new facilities: <ul style="list-style-type: none"> • Materials recycling facility for construction waste • Landfill gas utilisation compound 	
6b. Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed.	Composted (4%)	8789 tonnes
	Recycled (31%)	70,557 tonnes
	Landfilled (65%)	148,817 tonnes
	Total	228,163 tonnes

- 3.36 2 new waste management facilities were approved during the year. Capacities are not available at present but may be available for next years monitoring report.
- 3.37 GMGU are in the process of preparing a waste facility database which will include information on the capacity of waste management facilities by type to assist us with future monitoring.
- 3.38 Study to fill in evidence gaps for commercial and industrial waste streams in the North West region.
The North West Regional Technical Advisory Body (NWRTAB) for Waste and the North West RAWP (which has membership of officers from the Environment Agency, all of the North West Minerals and Waste Planning Authorities, and the North West Regional Assembly) have commissioned a survey of commercial and industrial (C&I) wastes for the North West region of England. This has been funded from the BREW fund, the North West Minerals and Waste Planning Authorities (Cheshire, Lancashire, Cumbria, 10 GM authorities, Mersey and Warrington) the Environment Agency and the North West Regional Assembly. The study will provide regional, sub-regional and local information on the amounts of waste produced and managed in 2005/6. The information on waste types and quantities will be used to project what types and size of new facilities will be required for the future management of C&I wastes within the North West Region. This study is being carried out by Urban Mines. A draft report is due to be made available by April 2007.
- 3.39 Study to fill in the evidence gaps for construction, Demolition and excavation waste streams in the North West region.
The North West Regional Technical Advisory Body (NWRTAB) for Waste and the North West RAWP (which has membership of officers from the Environment Agency, all of the North West Minerals and Waste Planning Authorities, and the North West Regional Assembly) have commissioned a waste survey for the North West region of England. This has been funded from the BREW fund, the North West Minerals and Waste Planning Authorities (Cheshire, Lancashire, Cumbria, 10 GM authorities, Mersey and Warrington) the Environment

Agency and the North West Regional Assembly. The study aims to provide regional, sub-regional and local information on the amounts of waste produced and managed in 2006 for Construction, Demolition and Excavation (CD&E) Wastes. This study is to be undertaken by Smiths Gore. A draft report is due to be made available by June 2007.

Flood Protection and Water Quality

Table 8: Flood Protection and Water Quality Core Indicators

<u>LDF Core Indicator</u>	<u>Local Authority Position</u>
7a. Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.	Nil

3.40 Out of 12 planning applications raising issues regarding flood defence, 6 applications were withdrawn, 2 refused and 4 had the Environment Agency objection withdrawn following amendments or other clarification. There were no objections raised on water quality grounds.

Biodiversity

Table 9: Biodiversity Core Indicators

<u>LDF Core Indicator</u>	<u>Local Authority Position</u>
8a. Change in areas and populations of biodiversity importance, including:	
i) change in priority habitats and species (by type); and	Not available
ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.	2.6 ha decrease

3.41 In terms of the change in priority habitats and species, work on monitoring the Biodiversity Action Plans over coming months should mean that information is available on this indicator for next years monitoring report.

3.42 The small decrease in the size of areas designated for their intrinsic environmental value can mostly be attributed to technical changes such as the use of more advanced measuring systems and to boundary changes. Only one site, *Wetlands, Grasslands and Scrub off Colliery Lane*, has shown a loss linked to development and this is in relation to the Gibfield Business Park development where there is likely to be a significant increase once the work is complete.

Renewable Energy

Table 10: Renewable Energy Core Indicators

<u>LDF Core Indicator</u>	<u>Local Authority Position</u>
9. Renewable energy capacity installed by type.	Nil

3.43 There is a nil return for renewable energy development (completed and available for operation) in 2004/2005. Renewable energy types include bio fuels, onshore wind, water, solar energy and geothermal energy.

b. Other Local Indicators

3.44 Chapter 4 of Wigan's Replacement UDP deals with monitoring and review and specifies the Council's commitment to producing an annual monitoring report. In this chapter a table of indicators and targets outlines the ways in which monitoring of the UDP will be measured.

3.45 The indicators and targets, which are not covered in the Core Indicators at section 3a), are included here. Each section is headed by an extract from the table in Chapter 4 of the Replacement UDP showing the particular policy along with the output indicator selected for it. The table then shows the target for that indicator and the actual values achieved for the year 2005/06. A brief commentary follows, where appropriate, to provide a background or explanation to the figures.

Policy and Indicator	Target	Actual
GB1 – Green Belt		
• % appeals allowed against refusal of development in the Green Belt	Nil	17% (One)

3.46 There have been 6 appeals against refusals on Green Belt grounds during the year. Of these, all but one were dismissed.

Policy and Indicator	Target	Actual
GB2 – Safeguarded Land		
• % appeals allowed against refusal of development in Safeguarded Land	Nil	Nil

3.47 There have been no appeals against refusal in Safeguarded Land.

Policy and Indicator	Target	Actual
GB3 – Agricultural Land		
• Approvals on Grade 1,2 or 3A land	Nil	33.

3.48 There have been some 33 planning permissions granted in areas designated as being of high quality agricultural land. Examination of these consents however presents a rather different picture. Most of

them are for minor domestic extensions to existing dwellings or for structures related to agriculture or horse-riding facilities. There are also instances of development within existing developed areas. None of these approvals will result in a real loss of agricultural land of high quality.

Policy and Indicator	Target	Actual
Policy EM1 Land and Buildings for Employment Use		
<ul style="list-style-type: none"> Area developed/ redeveloped for employment uses of which area developed/ redeveloped for Class B1 uses 	Average 15.4 hectares per annum Average of 5.0 hectares per annum	17.74 hectares -

For further details on employment land take up can be viewed in the Employment Land Availability Report 2006

Policy EM2 Tourism

Employed in Tourism	2003/2004	2004/2005	2005/2006
Target	4910	5204	4759
Actual	4578	4666	4897

People employed in tourism

Employed in Tourism	2003/2004	2004/2005	2005/2006
Target	4910	5204	4759
Actual	4578	4666	4897

Tourism visits per year

Visitor Spending	2003/2004	2004/2005	2005/2006
Target	11.266	11.943	11.259
Actual	10.91	11.039	11.709

Visitor spend per annum

Visitor Spending	2003/2004	2004/2005	2005/2006
Target	£198.49	£203.45	£208.54
Actual	£265.56	£270.99	£290.56

See Appendix 3 for further presentation of information

3.49 4,633 people were employed directly and indirectly in tourism in 2002. This figure decreased to a total of 4578 people employed in 2003/2004. 2004/2005 then increased to 4666 with a further increase in 2005/2006 to 4897. Overall there has been a 5.7% increase in people employed in tourism since 2002.

3.50 During 2003/2004 there were a total of 10.91 million visitors to the Wigan Borough representing a 3.16% decrease against the annual target. During 2004/2005 the target for the number of people visiting the borough increases by 6%. The actual number of visits was 7.57% below this target, however 2004/2005 saw an actual increase of 1.18% from 2002. The 2005/2006 target is 5.73% lower than the 2004/2005 target with an actual increase of 4% above this target and 6% more than last year's actual number of visits. In total there has been a 7.32% increase in tourism visits since 2003.

3.51 In 2003/2004 actual visitor spending was £265.56 million 33.79% above the target. 2004/2005 saw a further actual increase of 2% and 33.2% against the year's target. 2005/2006 experienced a further increase in actual spending of 7.22% which is 39.33% above the target. In total there has been a 9.41% increase in actual visitor spending since 2003.

Policy and Indicator	Target	Actual
Policy R1 Land for New House Building		
• Annual completions on brownfield land	80%	88%

3.52 The percentage of new and converted dwellings completed on previously-developed land have exceeded the target during the year, as reported under core indicator 2b.

Policy and Indicator	Target	Actual
EV1 – Environmental Protection and Enhancement		
• Hectares of derelict land reclaimed	24 named sites (plus others)	Nil
• Improvements in Air Quality	Number of days when air pollution exceeds national air quality standard for particles: below 35 days per year. Nitrogen dioxide concentration: annual average below 40 ug/m3.	<ul style="list-style-type: none"> • Air pollution exceeded national standards for particles on 8 days • Annual average nitrogen dioxide concentration 25ug/m3

3.53 There was no derelict land reclamation during the year.

3.54 There have been improvements in air quality since last year. Air Quality information is provided for the calendar year 2005.

Policy and Indicator	Target	Actual
EV2 – Nature Conservation		
<ul style="list-style-type: none"> • Damage to designated areas, arising from development: <ul style="list-style-type: none"> - Special Area of Conservation - Site of Special Scientific Interest - Site of Biological Importance - Local Nature Reserve - Wildlife Corridor 	<ul style="list-style-type: none"> Nil Nil Nil Nil Nil 	<ul style="list-style-type: none"> Nil Nil Nil Nil Nil
<ul style="list-style-type: none"> • Ecological Assessments undertaken 	100% of schemes where relevant	
<ul style="list-style-type: none"> • Adverse impact on Protected Species arising from development 	Nil	Nil

3.55 Although there have been two planning approvals granted within or adjacent to Sites of Biological Importance, there has been no direct impact or loss of protected area as a result of these proposals, in line with the policy.

3.56 Planning approvals granted within Wildlife Corridors are for development on existing developments, involve extensions to properties or changes of use. They will therefore have no impact whatsoever on the wildlife corridor. None of them have caused severance of a Wildlife Corridor.

Policy and Indicator	Target	Actual
EV3 – Design		
<ul style="list-style-type: none"> • Design Guidance produced as SPG 	3	3

3.57 The Council's approved Local Development Scheme (LDS) includes 3 Supplementary Planning Documents dealing with Design Guidance. These are those dealing with Landscape Design, Residential Design and Shop Front Design. All 3 documents have been produced and adopted in line with the timetable set down in the LDS.

Policy and Indicator	Target	Actual
EV4 – Conservation		
<ul style="list-style-type: none"> • Appeals allowed against Conservation Area and Listed Building Consent refusal 	No more than one per year	Nil
<ul style="list-style-type: none"> • Demolition or significant detrimental change to buildings in Conservation Areas 	Nil	4.
<ul style="list-style-type: none"> • Listed Buildings at Risk (national and local lists) 	Maintain or reduce number	No change

• Demolition or significant detrimental change to Listed Buildings	Nil	Nil
• Demolition or significant detrimental change to Buildings of Local Interest	Nil	Nil
• Schemes with adverse impact on Historic Parks and Gardens approved	Nil	Nil
• Archaeological investigations undertaken	100% of schemes requested by GMAU	10 Evaluations 2 Excavations 4 Watching Briefs 6 Building Surveys

- 3.58 There have been no appeals against refusal of Conservation Area or Listed Building consent reported during the year.
- 3.59 Four buildings in conservation areas have been demolished but in all cases, the demolition was in line with policy and was judged to produce an overall gain to the local environment. In one case the building façade has been retained as part of the redevelopment scheme. There has been no change to the local and national lists of Buildings at Risk.
- 3.60 There have been no demolitions or significant detrimental changes to Listed Buildings or to Buildings of Local Interest and there have been no schemes approved which would have an adverse impact on Historic Parks and Gardens.
- 3.61 There have been 22 archaeological investigations undertaken in connection with development schemes, the details of which are given in the table above.

Policy and Indicator	Target	Actual
A1 - Accessibility		
• Travel Plans approved	100% of those required	(See commentary)
• General traffic on A and B roads	To restrict traffic growth on A & B roads from 12,619 average 12 hour weekday traffic flow (all motors) in 2002 to 5% by 2010	12 hour weekday traffic flow (all motors) in 2005: 11,370
• Increase in number of cycling trips	10% increase from 2003/04 (base 100) – 2010/11	2004/05 95 (See commentary)

<ul style="list-style-type: none"> • Increase in number of walking trips 	Reduction in the recent rate of decline to -5% from 2004 (base 249)-2010	2005 246 (see commentary)
<ul style="list-style-type: none"> • Quality Bus Corridors Implemented 	5 (See commentary)	3
<ul style="list-style-type: none"> • Leigh Guided Busway Implemented 	Yes	No (see commentary)
<ul style="list-style-type: none"> • Golborne Railway Station Implemented 	Yes	No
<ul style="list-style-type: none"> • Wigan Rail Stations Integrated 	Yes	No
<ul style="list-style-type: none"> • Major Highway Schemes Implemented 	2 (see commentary)	None

- 3.62 Work was undertaken on 25 School Travel Plans and 38% of schools now have a Travel Plan in place. There are currently 27 Workplace Travel Plans at various stages of development across the Borough. These include a number in conjunction with planning applications such as Leigh Sports Village, Pemberton Colliery and the Primary Care Trust (covering several sites).
- 3.63 All cycling and walking targets have been amended as part of Greater Manchester Local Transport Plan 2 process. Cycle trips cannot be easily measured directly on an annual basis. A proxy indicator will be used based on automatic cycle counts. This target will be the equivalent of a 10% increase in trips and represents a 6% increase in recorded cyclists on a Greater Manchester basis only. Automatic cycle counters are not always close to locations for cycle investment. Overall the trajectory envisages a continuation of a long-term decline, expected to until 2006 after which a modest increase will take place as investment infrastructure is put in place.
- 3.64 Walking figures are obtained from the National Travel Survey and also cannot be easily measured, especially at a Borough level. Again the trajectory envisages a continuing reduction in walking trips in the short term.
- 3.65 The number of Quality Bus Corridors has been corrected from 4 to 5 this year. Work has been completed on 3 of the corridors, but further improvements are proposed for the Wigan to Ashton corridor. Works on the other two corridors are ongoing.
- 3.66 The Department for Transport has granted approval to the Transport and Works Act order for the construction of the scheme and it has received a Regional Funding Allocation. It is anticipated construction will commence in 2009/2010.
- 3.67 The Inspector who considered the now adopted Unitary Development Plan recommended that provision for the safeguarding of land for the construction of two of the original schemes (the A5225 Wigan and

Hindley Bypass and the Ashton-in-Makerfield Northern Bypass) be deleted. The number of major highway schemes capable of implementation has therefore been reduced to 2.

S1 – Hierarchy and Role of Centres

Vitality and viability of town and local centres

- 3.68 Measuring the vitality and viability of town and local centres is valuable in monitoring the health of centres. Key indicators for monitoring are described by National Planning Policy 6 'Planning for Town Centres' and include retailer representation, diversity of uses, rents and yields, vacancy rates and pedestrian flows. These are all reflected in the tables below. However, it is our intention to add to these indicators in 2007 with greater detail for town centres and their primary shopping areas.
- 3.69 Unless otherwise stated the information given has been taken from our Town and Local Centre Database. Town and local centre surveys are undertaken annually to ensure this information is kept up to date. However, caution must be taken when making comparisons due to alterations to centre boundaries from 2001 – 2005. The local centres were introduced to the UDP in 2003 and as such, 2003 is the base year for monitoring of the local centres.

Retailer Representation

- 3.70 Retailer representation is a measure of the national multiples trading in a given centre. A list of multiple retailers in the UK is taken from the Retail Directory for the year required for monitoring and a checklist is carried out from the data held in our town and local centres database. Unfortunately this information is not available at the current time but will be available for next years 2007 Annual Monitoring Report.

Local Centre Uses

	Split of retail uses									
	No. of units 2003					Level of change 2005				
• Local centre uses (Local Centres)	A1	A2	A3	A4	A5	A1	A2	A3	A4	A5
- Aspull	8	1	0	0	1	+1	-	-	-	-
- Astley (Blackmoor)	5	1	0	1	2	+1	-	+1	-	-1
- Beech Hill	9	1	0	0	4	-	-	-	-	-
- Borsdane	4	1	0	0	1	-	-	-	-	-
- Bryn	14	1	0	0	7	+1	-1	+1	-	-
- Hawkley	7	1	0	1	1	-	-	-	-	-
- Higher Folds	5	1	0	0	1	-	-	-	-	-
- Higher Ince	19	5	1	4	2	-2	+1	-	-2	+5
- Lower Ince	6	1	0	1	2	-1	-	-	-	-
- Lowton	4	4	0	2	2	+2	-1	+1	-	-
- Marsh Green	3	0	0	0	1	-	-	-	-	-

	Split of retail uses									
	No. of units 2003					Level of change 2005				
	A1	A2	A3	A4	A5	A1	A2	A3	A4	A5
• Local centre uses (Local Centres)										
- Newtown	14	2	1	0	3	-	-	-	-	-
- Norley Hall	5	1	0	0	1	-	-	-	-	-
- Orrell	9	2	0	1	1	-3	-	-	-	-1
- Orrell Post	9	1	1	1	0	+1	-	-	-	-
- Platt Bridge	17	1	0	2	4	*	*	*	*	*
- Scholes	6	1	0	1	2	-	-	-	-	+1
- Shevington	16	5	0	1	4	-1	+1	-	-	-
- Springfield	22	1	0	1	1	-	-1	-	-	-
- Swinley (Mesnes Road)	4	1	0	1	0	-	-	-	-	-
- Swinley (Wigan Lane)	22	0	2	3	4	+3	+2	+1	-	+1
- Tyldesley (Sale Lane)	8	0	0	0	1	-1	-	-	-	-
- Winstanley	9	0	0	0	0	+1	-	-	-	+1
- Worsley Hall	4	0	0	0	1	-	-	-	-	-
- Worsley Mesnes	5	0	0	0	1	-2	-	-	-	-

The symbol '-' means there has been no change
The symbol '*' means to be determined

	Split of retail uses within class A1							
	No. of units 2003				Level of change 2005			
	Conv	Comp	Service	Other	Conv	Comp	Service	Other
• Local centre uses (Cont...)								
- Aspull	5	2	1	0	-1	+1	+1	-
- Astley (Blackmoor)	3	1	1	0	-	-	-	+1
- Beech Hill	6	1	2	0	-	-	-	-
- Borsdane	4	0	0	0	-	-	-	-
- Bryn	4	6	2	2	+1	-1	+1	-
- Hawkley	4	0	2	1	-	-	-	-
- Higher Folds	2	1	2	0	+1	-1	-	-
- Higher Ince	6	7	5	1	-2	-	-	-
- Lower Ince	4	1	1	0	-	-1	-	-
- Lowton	2	0	1	1	-	+1	+1	-
- Marsh Green	2	1	0	0	-	-	-	-
- Newton	2	9	3	0	-	-1	+1	-
- Norley Hall	3	0	2	0	-	-	-	-
- Orrell	3	2	3	1	-1	-1	-1	-
- Orrell Post	2	4	3	0	+1	-1	+1	-
- Platt Bridge	4	7	5	1	*	*	*	*
- Scholes	4	0	2	0	-	-	-	-
- Shevington	6	6	4	0	-1	-	-	-
- Springfield	4	11	6	1	-	-	-	-
- Swinley (Mesnes Road)	2	0	2	0	-	+1	-1	-
- Swinley (Wigan Lane)	5	8	7	2	-	+3	-	-
- Tyldesley (Sale Lane)	3	1	2	2	-	-1	-1	+1
- Winstanley	4	3	1	1	-1	-	+2	-
- Worsley Hall	3	0	1	0	-	-	-	-
- Worsley Mesnes	2	1	2	0	-	-	+2	-

The symbol '-' means there has been no change
The symbol '*' means to be determined

	Split of other key uses									
	No. of units 2003					Level of change 2005				
	B1	B2	C3	D1	D2	B1	B2	C3	D1	D2
• Local centre uses (Cont...)										
- Aspull	0	0	0	3	0	-	-	-	-	-
- Astley (Blackmoor)	0	0	4	1	0	-	-	-	-	-
- Beech Hill	0	0	0	0	0	-	-	-	-	-
- Borsdane	0	0	0	0	1	-	-	-	-	-
- Bryn	0	0	7	1	0	-	-	-	-	-
- Hawkley	0	0	0	0	0	-	-	-	-	-
- Higher Folds	0	0	0	1	0	-	-	-	-	-
- Higher Ince	0	0	1	2	1	-	-	-	-	-
- Lower Ince	0	0	0	0	0	-	-	-	-	-
- Lowton	0	0	0	2	0	-	-	-	-	-
- Marsh Green	0	0	0	2	0	-	-	-	-	-
- Newton	0	0	0	0	0	-	-	-	-	-
- Norley Hall	0	0	0	0	0	-	-	-	-	-
- Orrell	0	0	3	2	0	-	-	-	-	-
- Orrell Post	0	0	2	0	0	-	-	-1	-	-
- Platt Bridge	0	0	10	1	0	*	*	*	*	*
- Scholes	0	0	0	1	1	-	-	-	+1	-
- Shevington	0	0	4	4	0	-	-	-	-	-
- Springfield	0	0	3	1	0	-	-	+1	-	-
- Swinley (Mesnes Road)	0	0	0	1	0	-	-	-	-	-
- Swinley (Wigan Lane)	7	0	5	1	0	-3	-	-	-1	-
- Tyldesley (Sale Lane)	0	0	0	0	0	-	-	-	-	-
- Winstanley	0	0	0	1	0	-	-	-	-	-
- Worsley Hall	0	0	0	3	0	-	-	-	-	-
- Worsley Mesnes	0	0	0	1	0	-	-	-	+1	-

The symbol '-' means there has been no change
The symbol '*' means to be determined

- 3.71 Diversity of local uses data covers a wide range of shop types as defined by the Use Class Order. The uses provided are those which are mainly found in local centres and include A1 (shops), A2 (financial and professional services), A3 (cafes and restaurants), A4 (pubs and bars), A5 (hot food takeaways). Supplementary information is also shown on the mix of convenience (food), comparison (non food) and service retail. Other key uses include B1 (offices), C3 (residential), D1 (non-residential institutions) and D2 (assembly and leisure). The data provided does not include upper residential and/or office accommodation.
- 3.72 The main trends emerging from the data above show a general increase in A3 'café and restaurants' and A5 'hot food takeaways' uses within local centres. The concentration of hot food establishments will continue to be considered against Policy S1D 'Local Centres' and our Supplementary Planning Guidance on 'Hot food establishments.' The tables above also show an increase in A1 service provision such as hairdressers and beauty salons and this follows national trends. There is an evident decrease in unit numbers for convenience (food)

shopping which will require continued close monitoring under Policy S1D of the Replacement UDP.

Prime Shopping Rents and Retail Yields

3.73 The four largest town centres in the Borough are monitored for this purpose. Both the rents and yields data has been provided by the District Valuer.

	Zone A Rents (2001)	Zone A Rents (2005)
• Rents (4 town centres)	Target: above 2001 levels	
- Ashton-in-Makerfield	£250/m ²	£325/m ²
- Hindley	£100/m ²	£140/m ²
- Leigh	£450/m ²	£575/m ²
- Wigan	£800/m ²	£1100/m ²
	All risks yield (2001)	All risks yield (2005)
• Yields (4 town centres)	Target: below 2001 levels	
- Ashton-in-Makerfield	12%	8%
- Hindley	14.5%	10%
- Leigh	8.0%	7.5%
- Wigan	7.0%	6.5%

3.74 The rental data is for Zone A rental values (i.e. the most valuable shop frontage zone). The factors which determine rental levels are varied but are mainly determined by the flow of pedestrians passing a shop front and their spending power, together with the availability of suitable retail floorspace. The above table identifying rental data shows that all 4 town centres have increased there rental values since 2001.

3.75 Prime retail yields are a useful measure of retailer and investor confidence in a centre. Lower yields tend to indicate expected future growth in rental values whereas a high yield often indicates a peripheral or declining centre. The above yields are 'all risks yield' which is a useful tool for establishing benchmarks for general market levels. The confidence in all four centres has increased since 2001.

Vacancy Rates

3.76 The table below shows the total amount of commercial vacancies (ground floor) against all ground floor units. However, there must be caution when comparing the number of vacant units for each of the town centres as the town centres themselves have been subject to boundary changes since 2001.

• Vacancy Rates	Total Vacancies (all ground floor uses)				
	Number of vacancies		Percentage of vacancies		Percentage Change
	2001	2005	2001	2005	2001-2005
Town Centres:					
- Wigan	87	67	18.2	13.6	-4.6
- Leigh	47	27	13.7	8.1	-5.6
- Ashton-in-Makerfield	33	8	16.2	4.0	-12.2
- Atherton	28	20	15.4	12.3	-3.1
- Golborne	19	16	18.3	16.0	-2.3
- Hindley	39	24	22.3	14.4	-7.9
- Pemberton	7	7	6.5	6.5	0
- Standish	7	5	8.1	7.0	-1.1
- Tyldesley	26	17	16.3	11.1	-5.2
	2003	2005	2003	2005	2003-2005
Local centres:					
- Aspull	0	0	0	0	0
- Astley (Blackmoor)	0	0	0	0	0
- Beech Hill	0	1	0	6.7	6.7
- Borsdane	8	8	53.3	53.5	0
- Bryn	3	2	8.8	5.9	-2.9
- Hawkley	0	0	0	0	0
- Higher Folds	3	2	27.3	20.0	-7.3
- Higher Ince	12	10	25.5	21.3	-4.2
- Lower Ince	0	1	0	10	10
- Lowton	2	0	12.5	0	-12.5
- Marsh Green	0	0	0	0	0
- Newton	4	2	16.7	16.7	0
- Norley Hall	0	0	0	0	0
- Orrell	0	4	0	22.2	22.2
- Orrell Post	0	0	0	0	0
- Platt Bridge	11	*	24.4	*	*
- Scholes	11	9	47.8	39.1	-8.7
- Shevington	1	0	2.9	0	-2.9
- Springfield	2	2	6.3	6.3	0
- Swinley (Mesnes Road)	0	0	0	0	0
- Swinley (Wigan Lane)	7	4	16.3	8.2	-8.1
- Tyldesley (Sale Lane)	0	1	0	11.1	11.1
- Winstanley	2	0	16.7	0	-16.7
- Worsley Hall	3	3	27.3	27.3	0
- Worsley Mesnes	1	2	12.5	25	12.5

*to be determined

3.77 Using the percentage change as a monitoring tool, it is clear that all the town centres have either seen no change or, a decrease in commercial vacancies since 2001. However, the percentage change figures for the local centres are misleading as only 1 unit difference can show a large percentage increase/decrease due to the relatively small centre size. It is therefore best to consider the number of vacant units as a change when assessing the local centres. Only Orrell local centre has more than 1 vacant unit change with four vacancies in 2005 compared to

none in 2001. This has since been taken up as the vacant properties have been redeveloped for residential use.

- 3.78 The proportion of vacant properties in the primary retail area is another indicator to consider in measuring vitality and viability. This information if unfortunately not available at the current time but will be considered in the 2007 Annual Monitoring Report.

Pedestrian Flows

- 3.79 Unfortunately this information is not available. Pedestrian flows were not commissioned in 2005 due to limited resources. Pedestrian flows refer to the number and movements of people on the streets, in different parts of the centre at different times at the day available for businesses to attract into shops, restaurants or other facilities. Many external factors can affect the results of pedestrian flows (i.e. the weather, market days, road works, redevelopment etc) and as such it is questionable whether any robust comparisons can be made.

Development of Allocated Sites

- 3.80 Of the two sites allocated for shopping development in the UDP, that at Station Road, Wigan is currently under construction and that at Leigh East has planning permission. The Ashton-in-Makerfield site has been deleted from the Plan on account of the Inspectors recommendations to the Replacement UDP.

Policy and Indicator	Target	Actual
C1 – Leisure and Community Facilities		
• Loss/gain of recreation land	Overall progress to meet standards	
• Reduce deficit in target areas identified in Playing Pitch Strategy	Overall progress to meet standards	

Policy and Indicator	Target	Actual
MW1 – Mineral Working		
• Appeals allowed for mineral working	Nil	Nil
• Permissions for peat extraction on remnant mossland	Nil	1.

- 3.81 There have been no appeals against refusal of permission for mineral working.
- 3.82 There has been one planning permission for peat extraction on remnant mossland.

Policy and Indicator	Target	Actual
WM1 – Waste Management		
<ul style="list-style-type: none"> Waste management facilities provided other than landfill 	Facilities in line with Waste Hierarchy	2
<ul style="list-style-type: none"> Increase in recycling activities 	26% of all waste in Borough recycled by 2005 (national targets thereafter)	35% of all Household Waste recycled in 2005/06.

Policy and Indicator	Target	Actual
G1B – Planning Obligations		
<ul style="list-style-type: none"> Benefits gained through Section 106 Agreements 	(number of approvals)	19

3.83 19 new Section 106 Agreements were completed during the year.

4. Key Findings

- 4.1 This is the second annual monitoring report for Wigan Borough required under the Planning and Compulsory Purchase Act 2004. It applies to the year from 1 April 2005 to 31 March 2006. It confirms that we have made reasonable progress in implementing the Local Development Framework and that we are implementing the 'saved policies' of the UDP satisfactorily.
- 4.2 The production of the first annual monitoring report was challenging, but we have made reasonable progress during the last year in improving our data collection and monitoring systems, not only to meet the needs of routine monitoring but also to meet the wider needs arising from LDF preparation and the compilation of a robust evidence base. There are still some shortfalls in information for monitoring but we are confident that these can be addressed to provide a comprehensive evidence base which is regularly updated.
- 4.3 The Core Indicators and Local Indicators, given in the previous section, indicate general progress in the implementation of UDP policy, as would be expected with the adoption of the Replacement UDP in April 2006, giving the Council a strong up-to-date statutory development plan to guide development and conservation.
- 4.4 Where there are particular issues arising from the indicators, this is referred to in the individual topic commentaries given after the appropriate tables. There are perhaps two issues worthy of comment in this section; First is the on-going take-up of employment land and second is the continuing high rate of housing completions at a level above that laid down in RSS.
- 4.5 The take-up of employment land is a trend in line with the plan objectives but which gives emphasis to the outstanding requirement from the UDP (and referred to in the Inspector's report) to identify further land for employment use, needed towards the latter part of the plan period. Section 2 of this report deals with our response to this outstanding requirement in the LDF by way of the proposed Allocations and Infrastructure DPD.
- 4.6 The relatively high rate of housing completions is unlikely to be a problem in the medium to longer term due to the significantly higher rate of housebuilding which is likely to emerge from the current review of RSS. Nevertheless it would be wrong to pre-empt the outcome of what is still emerging regional policy. It is therefore proposed to take action, in line with the plan, monitor and manage approach, to control new planning permissions for housing on greenfield sites.
- 4.7 The Council's ability to phase or restrict permissions for new housing is limited, as specified in the Inspector's report into the UDP, due to the lack of housing allocations in the UDP. Nevertheless there is scope to

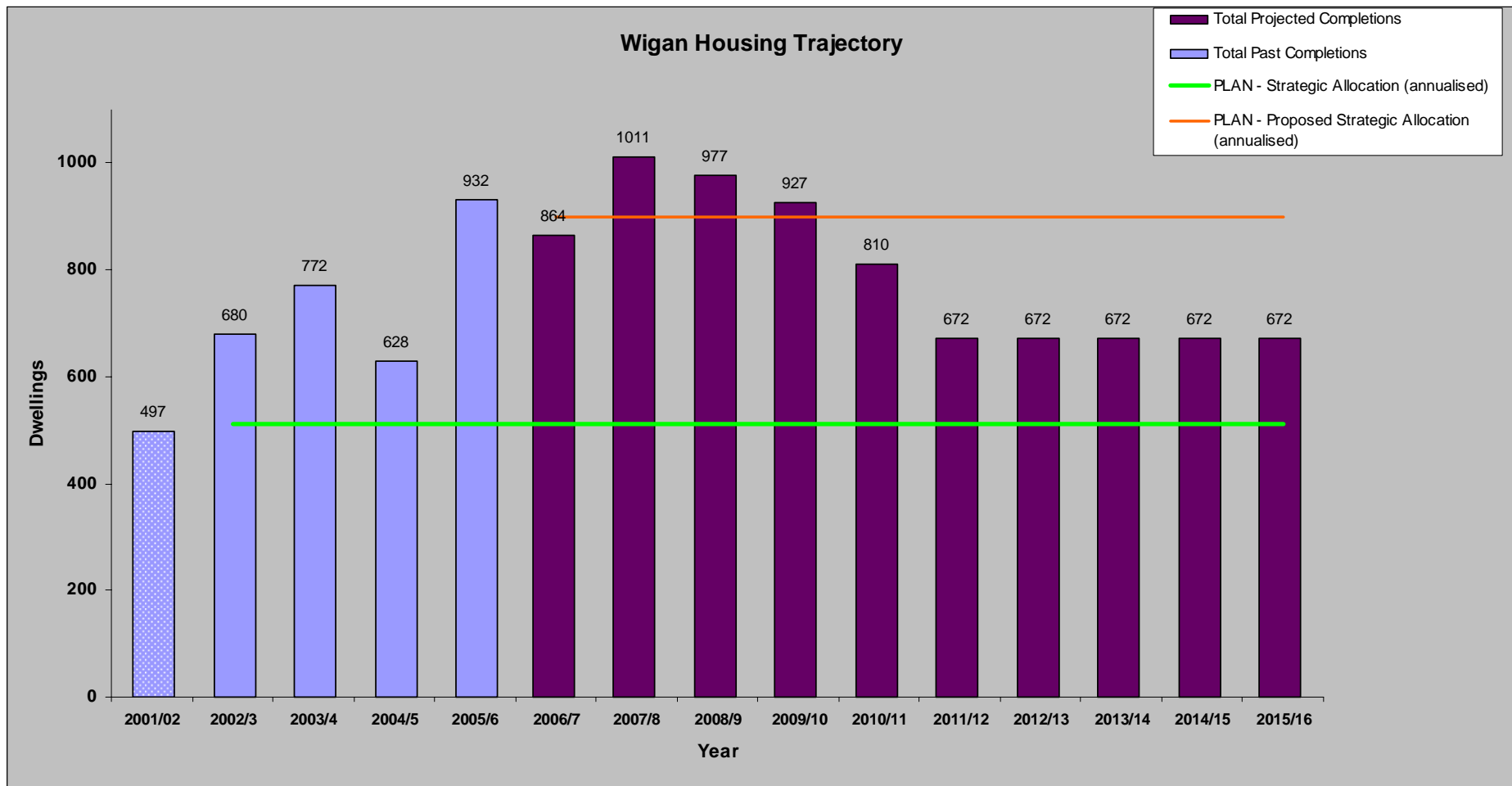
apply the provisions of policy R1B rigorously so as to limit the supply of new housing permissions on greenfield sites. This will continue to preclude most new greenfield housing proposals, unless they are in fully sustainable locations and/or bring major regeneration benefits.

- 4.8 The Council has benefited from its experiences to date in bringing forward Supplementary Planning Documents and the Statement of Community Involvement. We will ensure that our work on development plan documents will meet the tests of soundness required by the Act. Therefore, as explained in section 2, we have reviewed our Local Development Scheme to set out a revised programme for the LDF.
- 4.9 As referred to above, the Council adopted the Replacement UDP in April 2006. This provides a relevant and up to date policy basis for planning decisions and means that there are not any policies which are not being implemented.

APPENDIX 1

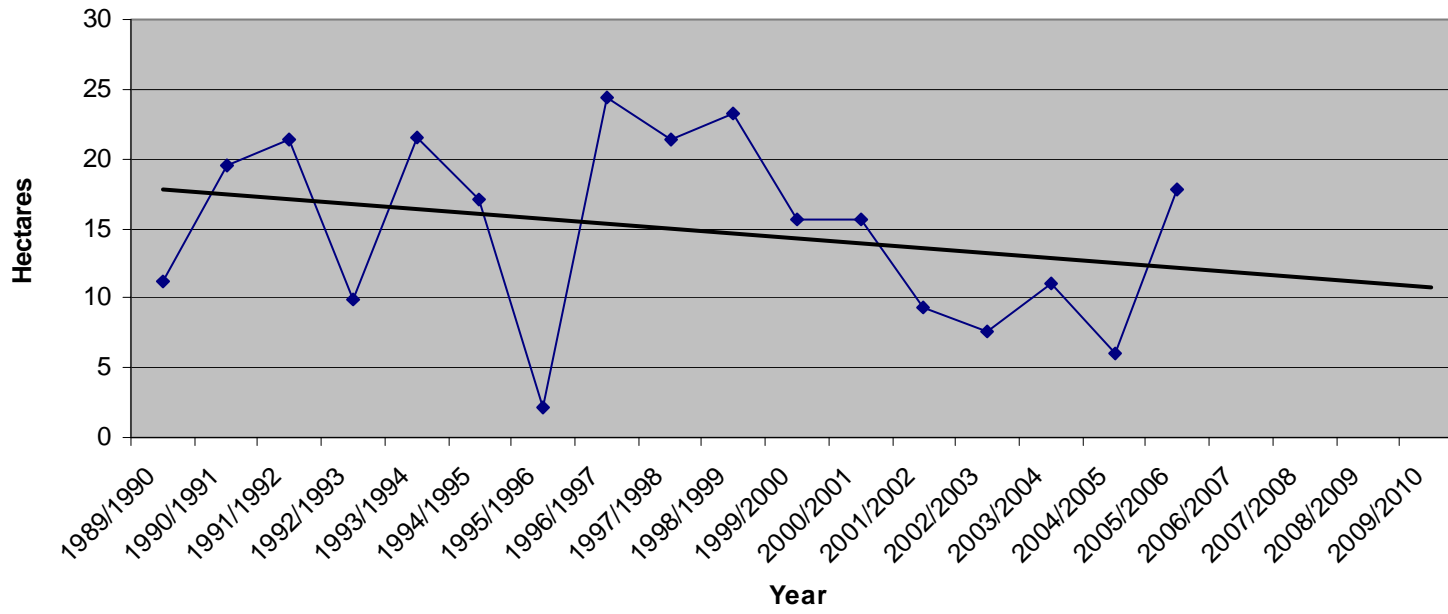
Housing Trajectory

	2001/02	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	TOTAL
Past Net Completions	497	680	772	628	932											3509
Projections - identified sites						378	378	378	378	378	339	339	339	339	339	3585
Projections - Allocated Sites						153	300	266	216	99						1030
Projections - Unallocated Sites						258	258	258	258	258	258	258	258	258	258	2580
Projections - Conversions/change of use						75	75	75	75	75	75	75	75	75	75	750
Total Past Completions	497	680	772	628	932											
Total Projected Completions						864	1011	977	927	810	672	672	672	672	672	7949
Cumulative Completions			772	1400	2332	3196	4207	5184	6111	6921	7593	8265	8937	9609	10281	
PLAN - Strategic Allocation (annualised)		510	510	510	510	510	510	510	510	510	510	510	510	510	510	6630
PLAN - Proposed Strategic Allocation (annualised)						900	900	900	900	900	900	900	900	900	900	
MONITOR - No. dwellings above or below cumulative allocation			262	380	802	1156	1657	2124	2541	2841	3003	3165	3327	3489	3651	
MANAGE - Annual requirement taking account of past/projected completions			474	451	436	391	343	269	181	74	-49	-193	-409	-769	-1490	-3651

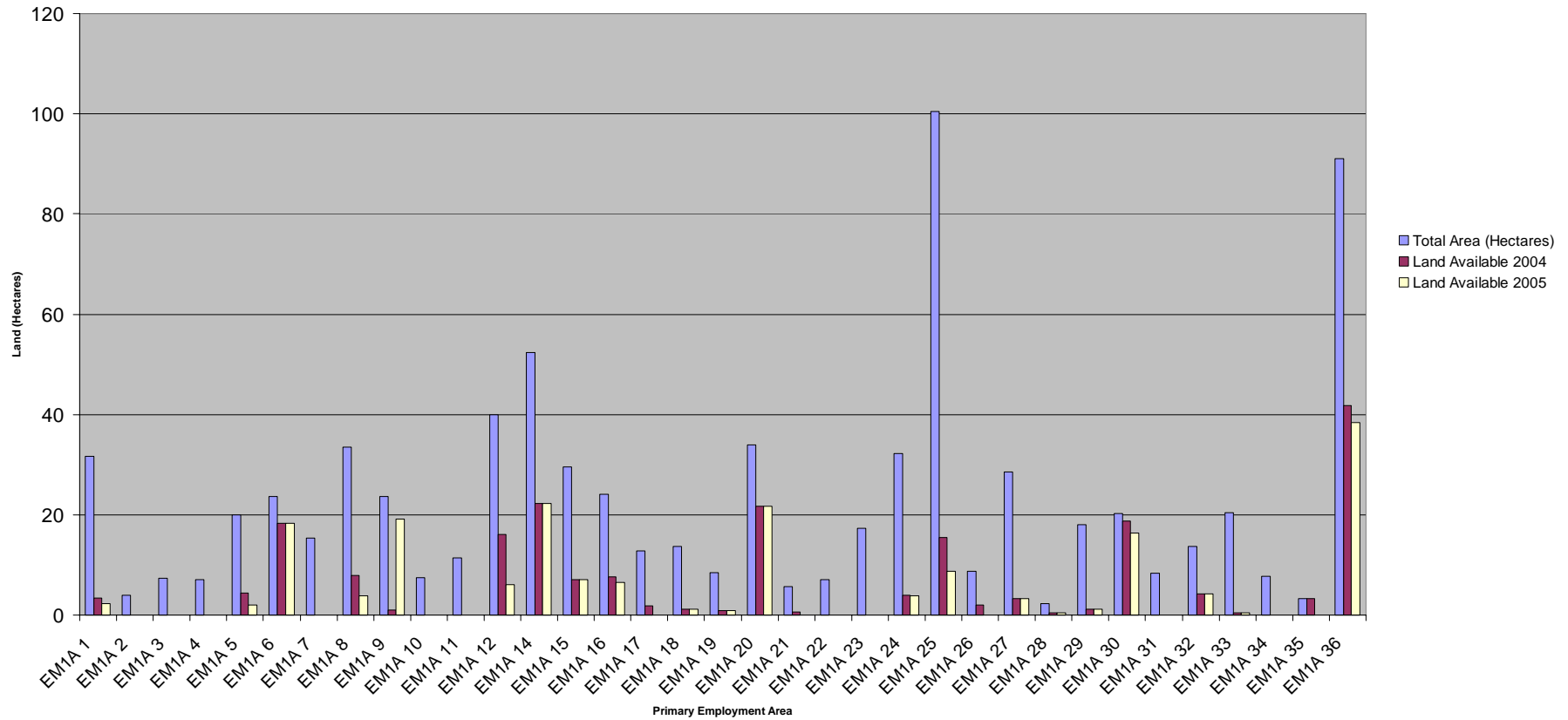


APPENDIX 2

Employment Land Take Up (Ha)

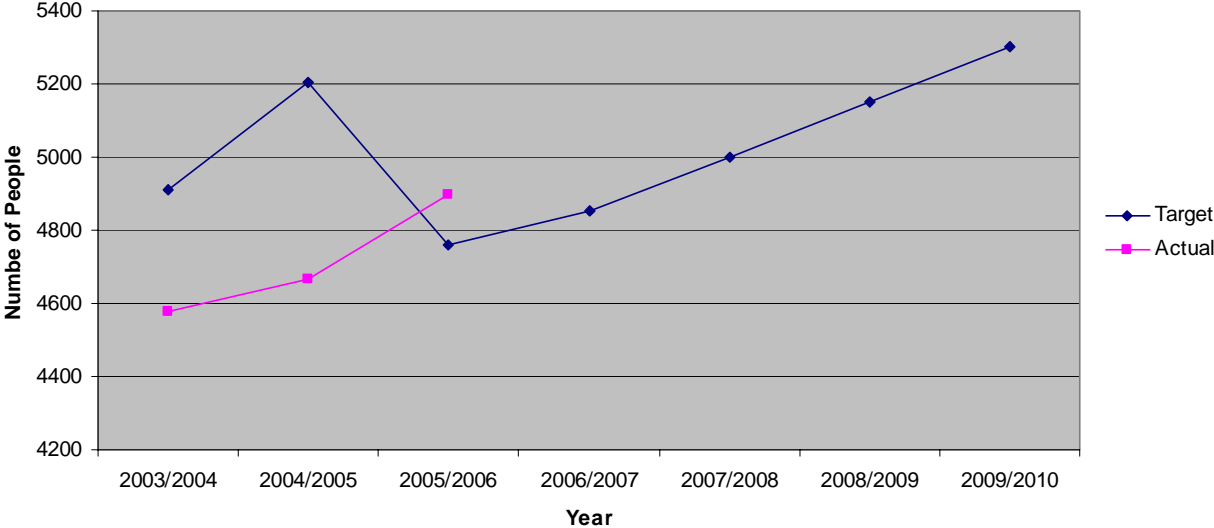


Employment Land Availability 2004/2005

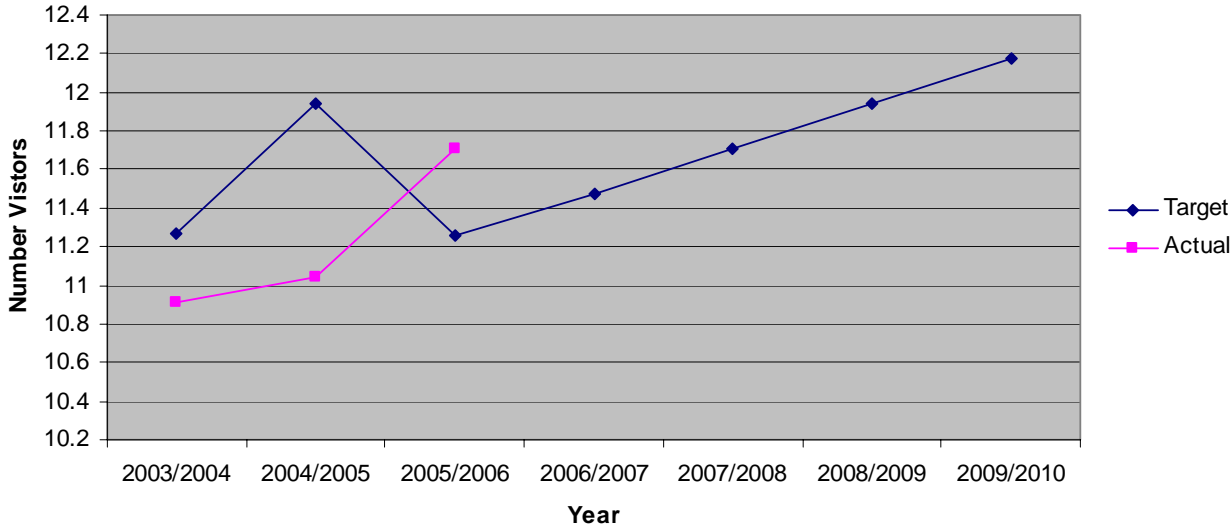


APPENDIX 3

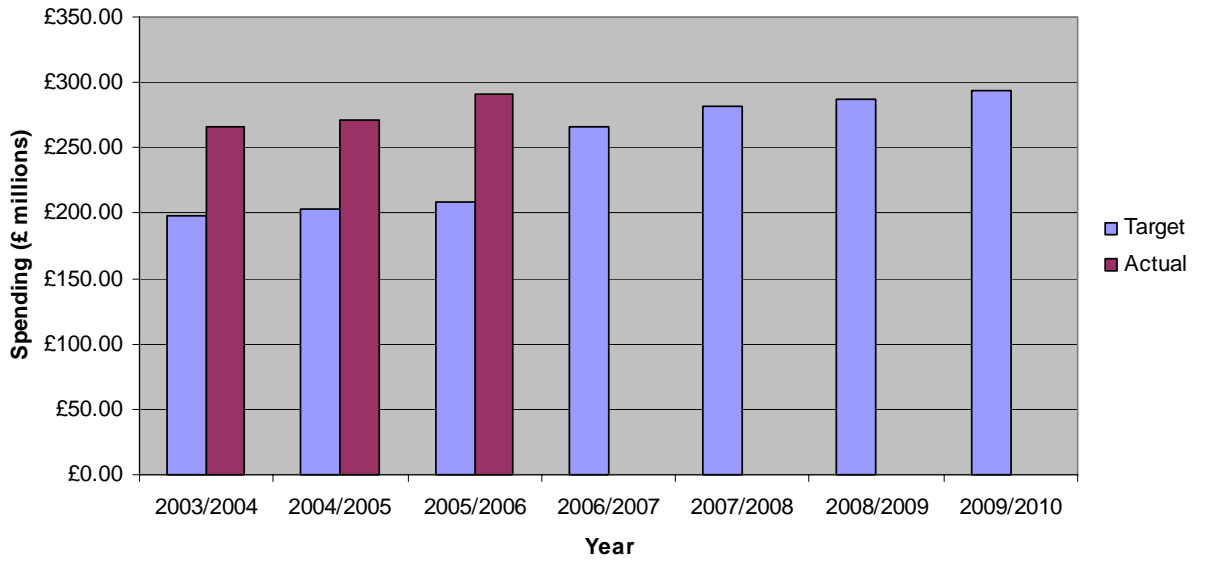
Number of People Employed in Tourism Industry



Number of Visitors



Visitor Spending



APPENDIX 4

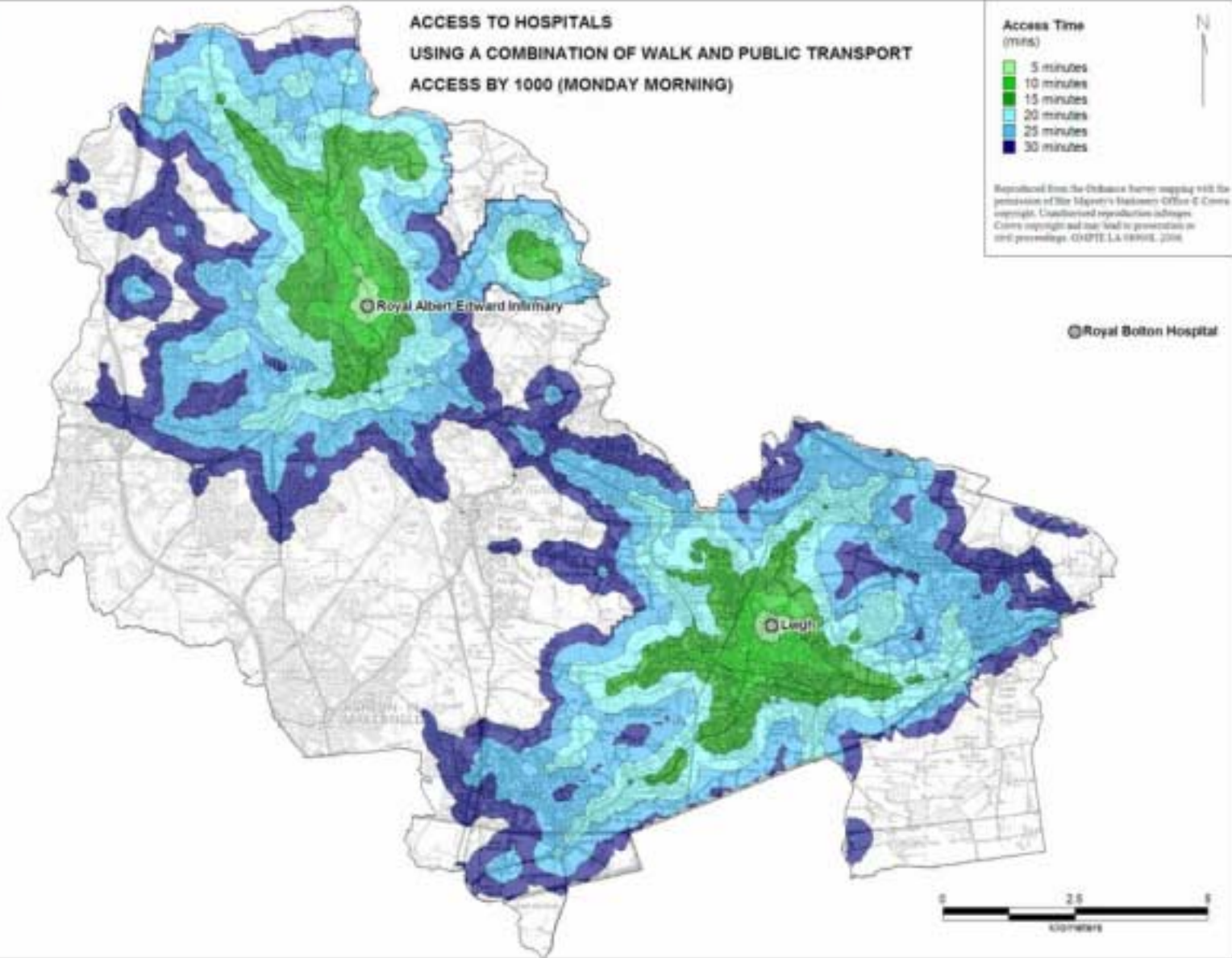


**ACCESS TO HOSPITALS
USING A COMBINATION OF WALK AND PUBLIC TRANSPORT
ACCESS BY 1000 (MONDAY MORNING)**

- Access Time (mins)**
- 5 minutes
 - 10 minutes
 - 15 minutes
 - 20 minutes
 - 25 minutes
 - 30 minutes



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**ACCESS TO PRIMARY SCHOOL
USING A COMBINATION OF WALK AND PUBLIC TRANSPORT
ACCESS BY 0845 (MONDAY MORNING)**

**Access time
(mins)**

- 5 minutes
- 10 minutes
- 15 minutes
- 20 minutes
- 25 minutes
- 30 minutes



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