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WIGAN LOCAL DEVELOPMENT FRAMEWORK

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Seventh Annual Monitoring Report



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ONE

Introduction

1.1 This is our seventh annual monitoring report and is required to be prepared and submitted to the Government by the end of December 2011. It relates to the year from 1 April 2010 to 31 March 2011.

1.2 Monitoring is crucial to the successful delivery of our Local Development Framework. It helps us understand the main social, environmental and economic issues affecting our borough and the key drivers of spatial change. Regular monitoring will help to show if we are achieving our objectives or if policies should be changed in response to changing circumstances.

1.3 The Planning and Compulsory Purchase Act 2004 and associated regulations require us to produce an Annual Monitoring Report, to do the following tasks:

- Review progress in preparing development plan documents and other documents against the timetable and milestones published in our Local Development Scheme.
- Assess the extent to which our development plan document policies are being implemented.
- If a policy is not being implemented, explain why and set out what steps we are taking to ensure that it is implemented or, alternatively, amended or replaced.
- Identify the significant effects of implementing our policies and whether they are as intended.
- Set out whether our policies are to be amended or replaced.

1.4 Our annual monitoring report is therefore a key mechanism for assessing the performance and effects of our Local Development Framework, 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.

1.5 In particular, our annual monitoring report is required to consider:

- whether the timetable and milestones for the preparation of documents set out in our Local Development Scheme have been met or progress is being made towards meeting them or, where they are not being met or are not on track, the reasons why.
- whether policies and related targets in our development plan documents have been met or progress is being made towards meeting them or, where they are not being met or are not on track, the reasons why.
- what significant effects implementation of the policies is having on the social, environmental and economic objectives by which we define sustainability 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 our policies need changing to reflect changes in national policy.
- if our policies or proposals need changing, the actions we need to take to achieve this.

1.6 The report format is in 4 broad sections, the first being this introduction. 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 the need to revise the Local Development Scheme in the light of that information or for other reasons. The third section deals with the monitoring of Local Development Framework policies as the Core Strategy progresses towards adoption. Where it has not been possible to set out figures, a written analysis has been provided. The final section pulls out the main conclusions derived from the monitoring.

TWO

Implementation of the Local Development Scheme

2.1 The Local Development Scheme in force at the end of March 2011 was our fifth Local Development Scheme dated March 2010. For the year ending 31 March 2011 there were 'milestones' in that Local Development Scheme for the preparation of four development plan documents.

Local Development Scheme milestones

Wigan's Core Strategy

2.2 The Local Development Scheme timetable for this development plan document was:

Milestone	Date
Commencement of preparation:	October 2006
Publication:	September 2010
Submission of draft to Secretary of State:	January 2011
Pre-hearing meeting:	March 2011
Commencement of examination hearings:	April 2011
Adoption:	September 2011

2.3 Three of these 'milestones' occurred in the year ending March 2011. Progress has been slower than programmed. The 'Publication' stage was actually reached in February 2011, within the monitoring period. 'Submission' took place in September 2011 and the pre-examination meeting on 13 December 2011. The examination hearings are now scheduled to commence on 31 January 2012, with adoption scheduled for September 2012. The Local Development Scheme was updated to reflect that schedule in December 2011.

The Greater Manchester Joint Waste Development Plan Document

2.4 The Local Development Scheme timetable for this development plan document was:

Milestone	Date
Commencement of preparation:	September 2006
Publication:	November 2010
Submission of draft to Secretary of State:	February 2011
Pre-hearing meeting:	April 2011
Commencement of examination hearings:	June 2011
Adoption:	January 2012

2.5 Two of these 'milestones' were in the year ending March 2011. Publication of the plan was achieved in November 2010. Submission was achieved in February 2011. Since March 2011 the subsequent two stages were also achieved in line with the milestone dates. Wigan Council will be receiving a report in January 2012 to adopt the plan, but it will not be adopted until 1 April as it has to be adopted by all 10 councils in Greater Manchester. The Local Development Scheme was updated to reflect this in December 2011.

The Greater Manchester Joint Minerals Development Plan Document

2.6 The Local Development Scheme timetable for this development plan document was:

Milestone	Date
Commencement of preparation:	November 2009
Publication:	July 2011
Submission of draft to Secretary of State:	December 2011

Milestone	Date
Pre-hearing meeting:	February 2012
Commencement of examination hearings:	April 2011
Adoption:	October 2012

2.7 None of these 'milestones' were in the year ending March 2011. Since March 2011, Publication of the Plan was achieved in July 2011, in line with the milestone date and Submission of the Plan was achieved in November 2011, ahead of the milestone date. The Local Development Scheme was updated to reflect this in December 2011.

Wigan Central Area Action Plan

2.8 The Local Development Scheme timetable for this development plan document was:

Milestone	Date
Commencement of preparation:	June 2010
Publication:	September 2011
Submission of draft to Secretary of State:	January 2012
Pre-hearing meeting:	March 2012
Commencement of examination hearings:	May 2012
Adoption:	September 2012

2.9 One of these 'milestones' was in the year ending March 2011. An issues paper was published for consultation in March 2011. The consultation period for the Issues Paper ran until 25 May 2011. This timetable has been delayed due to the need to align with the Core Strategy timetable. It is now anticipated that consultation on options and our preferred approach for the Wigan Central Area Action Plan will take place in June and July 2012, with Publication of the Plan early in 2013. The Local Development Scheme was updated to reflect this in December 2011.

Review of the Local Development Scheme

2.10 We updated our Local Development Scheme in December 2011 in recognition of the changes to the schedules, specifically to support the advanced preparation of the Core Strategy and the Greater Manchester Joint Minerals Development Plan Document. The Localism Act 2011 removes the requirement to produce a Local Development Scheme, to take effect from 15 January 2012. Instead, timetables for plan preparation will be produced and updated on the web pages for the respective plans at www.wigan.gov.uk.

THREE

Monitoring of Local Development Framework Policies

3.1 We have simplified our approach to monitoring and combined our former Core Output indicators and Unitary Development Plan indicators to reflect the policies within the Local Development Framework Core Strategy to produce one integrated set of indicators. Subsequent development plan documents will require a more detailed range of monitoring indicators and these will be developed in the future.

3.2 Indicators are set out in line with the order of policies in the Core Strategy and include monitoring related to Sustainability Appraisal and Strategic Environmental Appraisal as requested.

Spatial strategy for Wigan Borough

3.3 The performance of policy SP1 will be monitored through the other spatial and core policies. The main policies that influence policy SP1 are:

- SP3: A key strategic site - Northleigh Park
- SP4: Broad locations for new development
- CP5: Economy and employment
- CP6: Housing
- CP8: Green Belt and safeguarded land

Our town and local centres

Measuring vitality and viability

3.4 The council, through criteria based Unitary Development Plan policies S1A, S1B, S1C, S1D, S1E and policy SP2 in the Core Strategy, seeks to encourage the vitality and viability of services within the town and local centres. Wigan, Leigh and Ashton are our main town centres supporting the highest levels of retail activity in the borough. Our other town and local centres play a vital role in providing a range of core services for local communities.

3.5 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. Vacancy rates are a key indicator of how a town centre is performing and whether or not it is successful.

Wigan

3.6 The following table sets out the position for Wigan town centre.

Class	Category	Number of commercial properties				
		2007	2008	2009	2010	2011
A1	Shops	277	261	245	241	241
A2	Financial and professional services	51	51	53	54	57
A3	Restaurants and cafés	19	21	25	25	24
A4	Pubs and bars	34	33	37	35	33
A5	Hot food takeaways	16	18	18	17	18
B1(a)	Offices	17	15	18	17	17
B2	General industry	1	2	2	2	2
C1	Hotels	1	1	1	0	0
C3	Residential dwellings	10	7	7	7	7
D1	Non residential institutions	13	14	14	14	13
D2	Assembly and leisure	3	4	4	4	4
Other	including nightclubs and amusement arcades	3	1	1	1	1
	Total vacant	91	94	100	109	107

Class	Category	Number of commercial properties				
		2007	2008	2009	2010	2011
	% of vacant units	17%	18%	19%	21%	20%

Vacancy levels and distribution of use classes in Wigan town centre

3.7 Wigan town centre has seen a decrease in class A1 retail units over previous years. However, for 2010-2011 the number of units has stayed the same. There appears to be a slight increase in class A2 financial and professional service uses. The town centre as a whole has a 20% vacancy rate which is above the average for the North West of England. These vacancies are predominantly located in the Galleries and Market Gate shopping centres as a result of the trading space being unsuited to modern trading requirements. Nevertheless, the vacancy rate has improved by 1% from the previous year and the diverse range of uses available means the vitality of the rest of Wigan town centre appears to remain relatively good.

Leigh

3.8 The following table sets out the position for Leigh town centre.

Class	Category	Number of commercial properties				
		2007	2008	2009	2010	2011
A1	Shops	175	178	173	187	189
A2	Financial and professional services	31	34	35	37	37
A3	Restaurants and cafés	17	17	18	19	19
A4	Pubs and bars	14	14	13	14	13
A5	Hot food takeaways	10	11	11	13	13
B1(a)	Offices	5	5	5	6	5
C3	Residential dwellings	7	6	6	1	6

Class	Category	Number of commercial properties				
		2007	2008	2009	2010	2011
D1	Non residential institutions	5	10	8	9	9
D2	Assembly and leisure	3	4	4	4	4
Other	including nightclubs and amusement arcades	0	0	0	1	0
	Total vacant	29	25	31	28	25
	% of vacant units	10%	8%	10%	9%	8%

Vacancy levels and distribution of use classes in Leigh town centre

3.9 Leigh performs relatively well, with vacancy rates well below the national average. There has been a slight increase in the take-up of class A1 retail units for the period 2010-2011 which has helped to reduce the vacancy rate to 8%.

Ashton

3.10 The following table sets out the position for Ashton town centre.

Class	Category	Number of commercial properties				
		2007	2008	2009	2010	2011
A1	Shops	108	110	111	111	108
A2	Financial and professional services	20	21	22	22	24
A3	Restaurants and cafés	10	10	10	11	12
A4	Pubs and bars	12	12	11	11	11
A5	Hot food takeaways	9	9	12	12	13

Class	Category	Number of commercial properties				
		2007	2008	2009	2010	2011
C3	Residential dwellings	16	17	17	18	16
D1	Non residential institutions	3	3	3	3	2
D2	Assembly and leisure	3	3	2	2	2
Other	including nightclubs and amusement arcades	1	0	0	0	1
	Total vacant	17	17	17	17	16
	% of vacant units	10%	8%	8%	8%	8%

Vacancy levels and distribution of use classes in Ashton town centre

3.11 Ashton also performs relatively well, with vacancy rates below the national average. There has been a small decrease in the number of class A1 retail units and a small increase in class A2 financial and professional services and class A3 hot food takeaway. It would appear that the centre is relatively healthy as it offers a diverse selection of commercial uses and maintains a relatively low vacancy rate.

3.12 Class D2 assembly and leisure uses account for a small percentage of town centre uses. Wigan, Leigh and Ashton have maintained a constant level of class D2 uses over the 2010-2011 period. Class B1 office floor space is identified for growth in town centres within policy SP2 of the Core Strategy. This will be monitored through subsequent Area Action Plans for Wigan, Leigh and Ashton.

3.13 Retail and leisure development also takes place outside our town and local centres. The amount of new floor space completed in the year to March 2011 in centres and within the borough as a whole is shown in the table below. The proportion of retail and leisure development that is taking place outside town centres should remain the same or decrease in order to maintain the vitality of our town and local centres.

Indicator	Local authority position			
	A1	A2	B1 (a)	D2
Total sqm of floorspace for 'town centre uses' within town centre areas (gross)	197	348	0	0
Total sqm of floorspace for 'town centre uses' within the borough (gross)	2,619	348	533	0

(Gross internal floorspace is calculated by reducing the gross floorspace by 3.75%)

3.14 The class A1 figure is made up of one new supermarket and extensions to existing out of town supermarkets completed in the year to March 2011.

A key strategic site - Northleigh Park

3.15 In the Core Strategy we are planning to bring forward land between Leigh Road, Hindley Green and Westleigh Lane and Nel Pan Lane, Leigh as a key strategic site, Northleigh Park. It is anticipated that a planning application will be received for development on this site in 2012. Detailed monitoring of this policy will be confirmed in the adopted Core Strategy.

Broad locations for new development

3.16 Subject to the adoption of the Core Strategy, sites for substantial new development will be allocated through a subsequent development plan document at the following six locations:

Location	Target	Actual
South of Hindley	up to 124 hectares	not yet commenced
East of Atherton	up to 45 hectares	not yet commenced
Garrett Hall, Astley	up to 28 hectares	not yet commenced

Location	Target	Actual
East of Wigan Road, Landgate, Ashton-in-Makerfield	up to 45 hectares	not yet commenced
Junction 25, M6 motorway, south of Wigan	up to 30 hectares	not yet commenced
East Lancashire Road corridor	on part or all of up to 4 site options	not yet commenced

3.17 Detailed monitoring criteria will also be confirmed in a subsequent development plan document.

Greenheart

3.18 Policy SP5 seeks to develop an area from north to south through the core of the borough, the 'Greenheart' as a high quality countryside park that helps boost the borough's image, supports regeneration and encourages healthier lifestyles. Delivery of this policy will be monitored through the Greenheart Vision and Action Plan.

3.19 Projects such as the canal towpath improvements on the Leeds-Liverpool and Bridgewater canals are major successes and achievements for Greenheart in 2010/11. In total around 7.5 kilometres of towpath will have been improved creating a good quality multi-user surface, traffic free routes connecting key sites in Greenheart to surrounding communities. Greenheart has also contributed towards increased engagement of workless residents providing volunteer, employment, education and training opportunities for young people in targeted areas of highest deprivation.

Health and wellbeing

3.20 Health and wellbeing indicators were not included in previous plans. Performance of policy CP1 will be based around the overall health and wellbeing of the borough's residents. It is intended to monitor the numbers of relevant planning applications accompanied by a satisfactory health impact assessment, increasing life expectancy and decreasing levels of childhood obesity, incidents of cardiovascular disease and the

percentage of the population with debilitating illnesses. The target is to secure a year by year improvement. It must be noted however that these results may not be attributable directly to the success or otherwise of policy CP1.

Indicator	Target	Actual
Relevant planning applications accompanied by a satisfactory health impact assessment	95%	not yet available
Life expectancy	male 75.6 years female 79.8 years	male 75.9 years female 80.8 years
Levels of childhood obesity	to be confirmed	19.1%
Incidents of cardiovascular disease	to be confirmed	not yet available
% of population with limiting long-term illnesses	to be confirmed	not yet available

3.21 The target life expectancy figures relate to the period 2006/8, reported in 2010. The actual figures relate to the period 2007/9, reported in 2011 on the Public Health observatories website. They show a modest improvement for both males and females.

3.22 The figure for child obesity relates to the percentage of children in year 6 in 2009/10, reported in 2011. Previous figures reported related to children in reception so cannot be used in comparison. Other figures have been promised but are not yet available in a form suitable for reporting.

Open space, sport and recreation

3.23 Policy CP2 seeks to protect and enhance valuable open spaces, sporting and recreational facilities so as to maximise opportunities for people to undertake a wide range of sport and recreation activities. Performance is based around maintaining and enhancing our 3 principal parks and 15 township parks in line with our Parks and Greenspaces Strategy as set out in the table below. Green Flag status has been achieved for the parks indicated in bold.

Principal Parks, Township Parks and Local Nature Reserves in Wigan Borough

Principal Parks	Township Parks			Local Nature Reserves
Haigh Country Park, Haigh / Wigan	Alexandra Park, Newtown	Lilford Park, Leigh	The Bonk, Golborne	Wigan Flashes
Mesnes Park, Wigan	Walmesley Park, Ince	Central Park, Atherton	Ashfield Park, Standish	Borsdane Wood, Hindley
Pennington Flash Country Park, Leigh	Leyland Park, Hindley	Astley Street Park, Tyldesley	Aspull Civic Park	Greenslate Water Meadows, Orrell
	Abram Park	Jubilee Park, Ashton	Shevington Park	Low Hall Park, Platt Bridge
	Pennington Hall Park, Leigh	Three Sisters, Ashton	Orrell Water Park	Three Sisters, Ashton

3.24 During the year ending March 2011, Jubilee Park in Ashton was awarded Green Flag status, to bring the total number of parks with this award to three. Mesnes Park has a written management plan in place and has benefited from a full master planning exercise as part of a £6.1 million Heritage Lottery Fund restoration which is taking place.

3.25 The Local Nature Reserve designation at Three Sisters was confirmed in June 2011, outside the current reporting period. National standards for accessibility currently require one hectare of Local Nature Reserve per 1,000 population. The designation at Three Sisters helps to address the local deficit in this category. The open space, sport and recreation needs assessment, undertaken in 2007 also identified catchment gaps for play provision throughout the borough and these will be addressed in subsequent development plan documents.

3.26 Other indicators for open space, sport and recreation will be developed as follows:

Indicator	Target	Actual
Number and availability of allotments	9.4 per 1,000 households	4.3 per 1,000 households
Number of new Local Nature Reserves	1 hectare per 1,000 population (305 hectares required)	269 ha designated to date
Participation in sport and active recreation	To increase overall by 2016, 2021, 2026	To be developed
Amount of sport, recreation and informal open space lost to other uses (where non-policy compliant)	No net loss	Not yet available

3.27 Improving the quality, quantity and accessibility of allotment provision for the year ending March 2011 included commencing work on an allotment strategy, subsequently approved in May 2011. Monitoring allotment provision will be established with the implementation of the strategy. Currently Wigan has 4.3 allotments per 1,000 households, almost half the Greater Manchester average of 9.4. The target is to increase this figure to the Greater Manchester average. Work since March 2011 has seen a £300,000 investment from the British Trust for Conservation Volunteers awarded to the Worsley Mesnes Allotment Society as a pilot study to demonstrate the benefits of growing food locally in an area of deprivation. A further £8,000 has been committed by stakeholders to commence delivery of the strategy by increasing the engagement of community groups and to help lever additional funding.

3.28 Participation in sport and active recreation may be monitored in the future, but these would only be as contextual indicators as any change would not be attributed directly to the impact of the policy. Monitoring change in the amount of sport, recreation and informal open space will be developed in subsequent development plan documents, along with more detailed local standards.

Community

3.29 Policy CP3 seeks to extend and enhance opportunities for people to participate in community activities. Targets will be set for the provision of new and improved community facilities with access for all and no net loss of facilities unless replaced or demonstrated not to be needed will be set.

3.30 It is also appropriate to measure a range of contextual indicators across the full range of policies in order to monitor the success of our communities. These include Indices of Deprivation, community safety and people's fear of crime.

Deprivation

3.31 The Indices of Deprivation 2010, which are an update of the Indices of Deprivation 2007, were published by Government during this monitoring period. An initial assessment suggests that although there has been some improvement overall, the borough still remains within the 20% most deprived in England. The geographical pattern of deprivation, within the east-west core of the borough, remains largely the same. There is some evidence that the improvement recorded has not taken place in the most deprived areas, suggesting that the gap has again widened between the most and the least deprived areas of the borough.

3.32 Some measures, particularly income and employment, show no improvement. In some other measures, particularly health and crime, there are doubts about the validity of the data and we are therefore not relying on this until further investigation has taken place. More information on the indices of deprivation can also be found in Topic Paper 3, Community development and involvement.

Community Safety

3.33 Overall levels of recorded crime across Wigan fell by 25.8% between April 2008 and March 2011, meaning at least 6,354 fewer people were victims of crime. The table below illustrates that crime has continued to fall.

2008/09 Total	2009/10 Total	2010/11 Total	% Change 2008/09 to 2010/11
24,655	21,099	18,301	-25.8%

All crime - 1st April 2008 - 31st March 2011. Source: Wigan Council, Resources Directorate, Partnership Support & Strategy Unit

3.34 Wigan also experienced lower crime rates compared to the national average in all categories. More details on crime statistics can be found in Topic Paper 2, Community safety and neighbourhood quality.

Fear of crime

3.35 While rates of crime have fallen in Wigan over the past 5 years, people's fear of crime has not typically followed suit. In fact, people are much more worried about being a victim of crime than is the reality. In general, two in five residents (41%) living in Wigan are worried about being a victim of crime (Health Survey, 2006). There is no further data available on perceptions of crime since this survey.

Education and learning

3.36 Education and learning indicators were not included in previous plans. Under policy CP4 we will help to substantially improve levels of knowledge, skills and qualifications in the borough and reduce inequalities in education. The success of this policy will be measured by the indicators set out below. The target for qualifications is to better or equal the national or regional average, with year on year improvements.

Indicator	Target	Wigan 2010
Achievement of 5 or more A*-C grades at GCSE or equivalent	England 53.4% [#] England 75.3%	56% [#] 75.8%
Working age people qualified to Level 2 or higher ^{##}	NW 66.8% GB 67.3%	63.6%

Indicator	Target	Wigan 2010
Working age people qualified to Level 4 or higher ^{##}	NW 28.7% GB 31.3%	22.5%
New and improved schools and school buildings	no target set	2
Provision of new 14-19 centres	2 by end of plan period	0
Enhanced sporting and recreational facilities as part of education provision	To be confirmed	Not available
Number of student applicants being admitted to first primary school of choice	To be confirmed	92.6%
Number of student applicants being admitted to first secondary school of choice	To be confirmed	96.3%

Including English and maths

Figures from NOMIS

3.37 The borough has again achieved above the national average of pupils achieving 5 or more A*-C grades at GCSE or equivalent. The figure of 75.8% represents a 6% increase on 2009 figures. Despite this, the borough continues to have lower proportions of working age people qualified to NVQ levels 2, 3 and 4 compared to national and regional levels. Whilst the number of working age people qualified to Level 2 or higher increased marginally from 63.1% in 2009 to 63.6%, those qualified to Level 4 decreased slightly from 22.6% to 22.5%.

3.38 The two new schools built in 2010/11 are Beech Hill Primary School in Wigan and the joint Leigh Central - Sacred Heart RC Primary School in Leigh.

3.39 92.6% of student applicants were admitted to their first primary school of choice. The most over-subscribed primary schools were Woodfield in Wigan (by 25 pupils), St Thomas CE in Leigh (by 17 pupils) and St Josephs RC in Leigh (by 16 pupils).

3.40 96.3% of student applicants were admitted to their first choice secondary school. The most over-subscribed secondary schools were Fred Longworth in Tyldesley, Westleigh in Leigh, St Edmund Arrowsmith and Cansfield in Ashton and St Peter's in Orrell. Fred Longworth and Westleigh High Schools have become increasingly popular since the closure of Hesketh Fletcher in 2012 was announced.

Economy and employment

3.41 Under policy CP5 we will help to create sustainable economic growth, boost our economic performance profile and provide a wide range of job opportunities. Jobs and employment totals by sector have been monitored as core output indicators, and these figures continue to be collected as an indication of the overall health of the local economy. The target is to show a net increase and improvement against regional averages.

Indicator	Square metres provided by planning category (see below)						
	B1 (a)	B1 (c)	B2	B8	Mixed	Other	Total
Total amount of additional gross internal employment floorspace	533	0	2,213	1,548	2,840	3,977	11,111
Total amount of net additional gross internal employment floorspace	-26	0	1,265	-1,589	2,840	3,221	5,711
% of floorspace on previously developed land	100%	0%	100%	100%	100%	83%	94%

Wigan Council employment database

(Gross Internal Floorspace is calculated by reducing the gross floorspace by 3.75%)

Key: Employment use classes

B1	Business
B1(a)	Offices
B1(b)	Research and development studios, laboratories, high tech (none at present)
B1(c)	Light industry
B2	General industry
B8	Storage or Distribution

3.42 The level of employment take-up in 2010/11 was marginally lower than that taken up in 2009/10. In total, 11,111 sq m of employment land has been developed, compared to 11,615 sq m in 2009/10. The most significant employment developments were the erection of 15no industrial units at Makerfield Way (2,840 sq m), and a waste transfer station for end of life tyres at Martland Park (2,760 sq m). 39% of total employment take up was in the Martland Park Primary Employment Area and 34% in the Makerfield Way Primary Employment Area.

3.43 The figures show a significant net loss of storage and distribution floorspace in 2010/11. The majority of this loss was a result of the change of use from a tyre storage and transport depot (Class B8) to a waste transfer station for end of life tyres at Martland Park (2,580 sq m). The other loss was the change of use of a warehouse to a motor repair workshop and MOT testing station at Bradley Lane Industrial Estate, Standish.

3.44 Employment take up in general industry, class B2 has increased on 2009/10 figures. 2,213 sq m of class B2 floorspace was taken up, compared to 1,810 last year. This was in primary employment areas at Chapel Lane, Martland Park and Makerfield Way.

3.45 94% of employment land take up in 2010/11 has been on previously developed land compared to 77% in 2009/10. The only development on a greenfield site has taken place on land at Higher Green Lane, Astley.

Indicator	Hectares
Employment land available on sites allocated for employment uses in local development documents	175.20
Sites for which planning permission has been granted for employment uses, but not included before	1.544

3.46 At April 2011 there was 175.20 hectares of available employment land within the borough's primary employment areas. Due to there being no land take up on allocated sites in 2010/11, there has been no change on the 2009/10 figure.

Indicator	Target	Actual
Total jobs by key employment sector	(regional average)	Not available
Unemployment*	North West 7.8% Great Britain 7.6%	8.0%
High quality employment sites	Average of 15 ha per year	Not available
Office space in Wigan town centre	No target set	0
Office space in Leigh town centre	No target set	0
Office space in Ashton town centre	No target set	0

* Figures from NOMIS

3.47 8% of economically active people in the borough are unemployed, reducing from 8.1% in 2009/10. Despite this reduction, Wigan remains above the national average of 7.6% and has risen above the regional average which has fallen from 8.2% to 7.8% since 2009/10.

3.48 There has been no office development in town centres. The only office development in 2010/11 has been at The School House at Wigan Pier (533 sq m) which is outside Wigan town centre.

Housing

3.49 Housing policy CP6 of the Core Strategy will help to ensure that there is sufficient housing in the borough to meet people's needs and support a good quality of life. The monitoring indicators and targets from the draft Core Strategy are set out in the table below, together with our performance in 2010/11.

Indicator	Target	Actual
5 year housing supply	4,890	6,722
Net additional new homes	978	451
% of new homes within east-west core	85% annually	Not measured in 2010/11
% of new homes on previously developed land	80%	87.9%
Level of empty homes	To reduce annually	1,435
Affordable homes delivered (gross)	277 per year	162
Net additional pitches for gypsies, travellers and travelling showpeople	To be confirmed	Not measured in 2010/11

3.50 In the absence of an adopted Core Strategy the 5 year housing supply for the borough in place at 2010/11 was set out in the Regional Spatial Strategy. The annual housing target for the borough in the regional strategy is 978 units (net of clearance replacement). Therefore, the 5 year housing supply is 4,890 units (5 X 978). Our Strategic Housing Land Availability Assessment 2011 update (December 2011) shows that there is sufficient land for 6,722 dwellings in the five years from 1 April 2011.

3.51 Over the past years to 31 March 2011, 4,460 net additional dwellings have been provided, equating to an annual average of 892 per year. 451 (net) dwellings were built in 2010/11, down from 487 in 2009/10. The high rate of 1,641 (net) new dwellings recorded in 2007/08 fell greatly following the 'credit crunch' and resultant recession.

3.52 The percentage of new homes within the east-west core of the borough is being monitored from 1 April 2011.

3.53 396 new and converted dwellings were secured on previously developed land in 2010/11, amounting to 88% of all new dwellings. This exceeds the target but it is slightly lower than the previous year at 91%. The target will change on adoption of the Core Strategy to 75%.

3.54 The level of empty homes at 1,435 in 2010/11 is down from 1,525 in the previous year, so is in accordance with the target.

3.55 Affordable housing policy is being implemented on relevant planning applications. The council's Affordable Housing Supplementary Planning Document came into operation in April 2006. It includes a target of 106 affordable homes per year. This has been updated over time to the current target of 277 affordable homes per year. 162 affordable homes were completed in 2010/11. Of these, 127 were for social rent and 35 were shared equity/shared ownership.

3.56 There were no new Gypsy and Traveller permanent or temporary sites created in 2010/11.

Accessibility

3.57 Policy CP7 improves accessibility to key destinations for people and goods and connects people to opportunities within and outside the borough.

3.58 The council is preparing a Transport Strategy for the borough. An initial Draft Transport Strategy report was issued in July 2011 as the basis for an extensive consultation exercise. This was undertaken over a three month period through to October 2011 with residents, businesses and other key stakeholders. The results of this will be set out, defined and actioned as part of the emerging Transport Strategy to be issued in May 2012 for final consultation, prior to formal approval later in 2012.

3.59 Integral to the emerging strategy will be the confirmation of performance indicators and relevant targets, based on congestion reduction, bus improvements, rail patronage growth and increases in cycling activity. These will be reported on in future annual monitoring reports alongside the indicators and targets from the Core Strategy.

3.60 Policy CP7 includes 7 major transport infrastructure interventions to be monitored, as set out in the table below.

Indicator	Target	Actual
Saddle link road	2012	On target - comments below
Leigh-Salford-Manchester busway	2014	On target - comments below
A49 Diversion	post 2016	On target - comments below
Westleigh-Atherleigh Way link (Policy SP3)	post 2016	On target - comments below
Wigan transport hub	post 2016	On target - comments below
Wigan inner relief road	post 2016	On hold - comments below
Westleigh-Leigh Road-Liverpool Road link (Policy SP4)	2021	Developer led - no progress at present

3.61 Progress during 2010/11 on the Saddle Link Road included confirmation of land acquisition and relocation of the bus depot. In the subsequent report period, the old bus depot buildings were demolished and advance works commenced in Wigan town centre and on the approaches to the gyratory, to enable the main contract to progress in 2012/13. This final phase is currently out to tender.

3.62 Following the inclusion of the Leigh-Salford-Manchester Busway scheme within the Greater Manchester Transport Fund, further development took place during 2010/11, including the undertaking of preparatory works on the guided section of the route. The business case demonstrates that the scheme provides high value for money. A programme of site clearance works along the 7 kilometres guide-way will commence early in 2012. Passenger services are programmed to begin in the winter of 2014.

3.63 The A49 Diversion scheme is linked to the development of the Westwood site, for which procurement options are currently being reviewed. This new strategic route will provide dual carriageway access directly from Junction 25 of the M6 motorway through to Wigan town centre, relieving local residential roads and providing sustainable corridors to enhance public transport, cycling and walking.

3.64 Proposals for section A of the Westleigh-Atherleigh Way link road, between Leigh Road and Westleigh Lane, are to be included in the submission of a planning application for Northleigh Park (policy SP3 in the Core Strategy), in 2012. The development of section B between Westleigh Lane and Atherleigh Way will follow on from this.

3.65 The Wigan transport hub has gained new momentum through the work being undertaken on the Transport Strategy and the Wigan Central Area Action Plan. Options are being developed to identify the scope of the proposals, and a consultant has been commissioned to appraise the business case.

3.66 The Comprehensive Spending Review in June 2010 resulted in funding being withdrawn for the Wigan Inner Relief Route. While some advance site works have been completed to fulfil the requirements of the planning permission, no further progress can be made until the next Comprehensive Spending Review in 2015/16.

3.67 There are currently 68 travel plans for businesses, churches and residential developments listed on iTRACE, our travel planning management and monitoring software system. The majority are developed through the planning application process, but some are voluntary. All but two schools - Marsh Green Primary School and Hindley High School - completed a School Travel Plan by March 2010. This gives us an official completion rate of 99% against the Government's target of 100% by March 2010. Under this process primary school travel plans should be reviewed every 3 years and those for secondary schools every 5 years. 'Eco-Schools' also need to have a live and current school travel plan for Green Flag status.

Green Belt and safeguarded land

3.68 Over half of the borough, amounting to more than 100 square kilometres is Green Belt. It serves the purposes of restricting the growth of urban areas, preventing neighbouring towns from merging, protecting the countryside from encroachment and

promoting urban regeneration. Safeguarded Land helps to protect the Green Belt by providing a reserve of land to meet development needs in the longer term without having to encroach on Green Belt.

3.69 The indicators below monitor how successful our policies have been in protecting the Green Belt and Safeguarded Land respectively from development.

Indicator	Target	Actual
Green Belt		
% of appeals allowed against refusal of developments in the Green Belt	Nil	37% (3)
Safeguarded Land		
% of appeals allowed against refusal of developments in Safeguarded Land	Nil	Nil

3.70 There have been 8 appeals against refusal on Green Belt grounds of which 3 were allowed and 5 were dismissed, though one of these was only allowed after the imposition of a condition by the Inspector. There has been one appeal against refusal in Safeguarded Land. It was dismissed.

Strategic landscape and green infrastructure

3.71 Policy CP9 seeks to improve the natural environments and open spaces within and between our towns and other settlements. Our core green infrastructure is Greenheart and the mosslands and other priorities include Sandyforth Community Woodland, the Wigan Woodland Trail and those remainder sections of the river valleys, canal corridors and the public rights of way network and other multi-purpose off road greenways that extend to the borough boundary and beyond to neighbouring areas.

3.72 The performance of strategic landscape and green infrastructure will be monitored through other spatial and core policies, most notably Greenheart (policy SP5), open space, sport and recreation (policy CP2), wildlife habitats and species (policy CP12) and flooding (policy CP17).

Design

3.73 Good design is essential to the maintenance, improvement and creation of places that look good, work well and last for future generations. Whilst we haven't previously reported on design in new development, we are bringing forward the following set of indicators to monitor the effectiveness of policy CP10 'Design' in the Core Strategy:

Indicator	Target	Actual
% of built developments performing well against policy requirements	95%	Not yet commenced
% of new developments built to a 'very good' standard against the CABE Building for Life Assessment	To increase annually	85 units
% of new homes that attain Code for Sustainable Homes levels 3, 4, 5 and 6	All to meet level 4 by 2013 and level 6 by 2016	Not yet commenced

3.74 The percentage of built developments performing well against policy requirements will be monitored from a random sample of schemes.

3.75 Two residential development schemes were recorded in 2010/11 against the 'Building for Life' criteria. These comprise schemes of 35 units and 50 units, giving a total of 85 units. The council now has its own accredited 'Building for Life' assessor and we anticipate that a steadily increasing number of dwellings will be assessed under the scheme.

Historic environment

3.76 We continue to monitor how effectively our planning policies are working with regards to protecting and enhancing our historic environment and heritage assets. The indicators below that have been used to monitor policy EV4 'Conservation' in our Unitary Development Plan, will be used to monitor policy CP11 'Historic environment' in our Core Strategy.

Indicator	Target	Actual	
Appeals allowed against Conservation Area and Listed Building Consent refusal	No more than once per year	Nil	
Demolition or significant detrimental change to buildings in Conservation Areas	Nil	2	
Demolition or significant detrimental change to Listed Buildings	Nil	0	
Demolition or significant change to Buildings of Local Interest	Nil	0	
Schemes with adverse impact on Historic Parks and Gardens approved	Nil	Nil	
Archaeological investigations undertaken	100% of schemes requested by GMAU	None requested	
Conservation area character appraisals completed	23 by 2012	18	
Heritage at risk (national and local lists)	Maintain or reduce number	Listed Buildings	45
		Conservation Areas	2

3.77 The figures show an improvement for demolition or significant detrimental change to Listed Buildings and Buildings of Local Interest. The remaining indicators show no change. We have altered the heritage at risk indicator to record the actual number of buildings and conservation areas at risk rather than the number taken off the list as previously recorded. We had no requests for archaeological investigations in the reporting period. However, Greater Manchester Archaeological Unit has been granted permission

to undertake an investigation at Etherstone Hall, Leigh, which is currently ongoing. Progress is being made towards the completion of character appraisals for all conservation areas by 2012, with one completed for Astley Village during 2010/11. Since then Dicconson Conservation Area has also been appraised and work is progressing on the final four appraisals in the Leigh area.

Wildlife habitats and species

3.78 Policy CP12 will help enable wildlife habitats and species to prosper by continuing to protect and enhance habitats and species of international, national, regional and local importance. It goes further than previous planning policy and promotes the active management of sites including local nature reserves, as shown in the table below.

Indicator	Target	Actual
The proportion of local sites where positive conservation management has been or is being implemented	Increase of 1% per year 2009-2012	27%
The percentage area of local sites designated as Sites of Special Scientific Interest in favourable condition	95% of sites in favourable or improving condition	<ul style="list-style-type: none"> • Bryn Marsh and Ince Moss is 100% favourable condition • Abram Flashes is 31.1% favourable • Highfield Moss is 80.16% favourable • Astley and Bedford Moss is 1.41% favourable and 77.89% unfavourable (recovering)

Active management of sites including local nature reserves

3.79 Change in areas of biodiversity importance and priority habitats have been monitored as core output indicators and continue to be collected as an indication of the quantity and quality of designated wildlife sites.

Indicator	Local Authority Position
Change in priority habitats	See text below
Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance	4.2 hectare increase

Change in areas of biodiversity importance

3.80 The above table shows a very small increase in the total area of designated sites in 2010. This is a technicality arising from a revision to the Ordnance Survey base map. As a result the site boundaries were altered. There were no new sites and no sites were lost.

3.81 Change in priority habitats are as follows:

- Reedbed habitat management has continued at Wigan Flashes and Abram Flashes with a total of 72 hectares now subject to ongoing management.
- Wet Woodland habitat works continued in 2010/2011 particularly to improve the habitat for Willow Tit. A total of 7 hectares has been managed with this species in mind in this past year
- The on-going development of the 30 hectares of wet grassland habitat at Lightshaw Meadows and Dover Lock Flash which are now grazed and maintained.

3.82 We also monitor the impact of development on our designated areas. By monitoring the level of damage to designated areas arising from development, we get a good indication of how CP12 is being applied during the development management process including appropriate ecological assessments where required. For 2010/11, we can record a 'nil' damage for all our designated sites (damage arising from development) which includes our Special Areas of Conservation, Sites of Special Scientific Interest, Sites of Biological Importance and Local Nature Reserves.

3.83 During the year 2010/2011 there were five planning permissions granted within or immediately adjacent to a Site of Biological Importance. Three of these applications related to the development at the Orica site in Shevington. Whilst the two applications relating to the housing development are adjacent to the SBI boundary the application for the remediation of the site will impact directly upon the SBI. This will be a temporary impact and a management plan has been produced for the site with commitment for the implementation of this to ensure the protection and enhancement of the wildlife on site in the longer-term. The other two applications were for the retention of a storage container for materials to manage Wigan Flashes and for the re-instatement of an access track at Lightshaw Flashes to allow cattle to be used to manage the site.

3.84 The permissions granted within the Wildlife Corridors were mainly for change of use, conversion of existing buildings, extensions to properties, agricultural storage and other uses that will have no impact upon the effectiveness of the wildlife corridor. The most significant application received was for the development of the Orica site in Shevington. Although the wildlife corridor will be temporarily affected by the remediation works appropriate management of the site will ensure the effectiveness of the wildlife corridor is not disrupted in the long-term. None of the permissions have caused severance of a wildlife corridor.

Low-carbon, decentralised energy infrastructure

3.85 Renewable energy currently contributes less than 1% of our energy generation 'mix' in Wigan. Our target is to increase installed capacity of renewables to 150MW by 2026. Through policy CP13 we will help coordinate new energy developments to be sustainable and assist the rest of the borough become less carbon intensive than at present. The success of this policy will be measured by the indicators set out below.

Indicator	Actual results against type of energy generation	
	Permitted capacity in MW, 2010/11	Total installed capacity in MW
Low carbon energy types		
Wind	-	<1

Indicator	Actual results against type of energy generation	
	Permitted capacity in MW, 2010/11	Total installed capacity in MW
Solar photovoltaics	Now permitted development	Circa 1
Hydro	Nil	Nil
Biomass (landfill gas)	-	4
Mine gas	3	Nil
Combined heat and power	0.5	Nil

Actual results against type of energy generation

3.86 There were no installations for the other categories of biomass, namely sewage sludge digestion, municipal and industrial solid waste combustion, co-firing of biomass with fossil fuel, animal biomass and plant biomass. These will be introduced to the table if relevant in the future.

3.87 The figure for landfill gas is lower than previous years because figures produced previously were incorrect. It had been assumed that the Whitehead landfill gas site was operating at 5.3MW but it is actually limited to 2MW because of the capacity of the network.

Low-carbon development

3.88 Households, industry and commerce together account for around three-quarters of Wigan's carbon emissions. A large element of this is how we use our buildings and how they are built. It is essential that new development is more energy efficient, helps contribute to lowering carbon emissions and considers energy provision.

3.89 Through policy CP14 we will ensure that new development meets sustainability standards in terms of design and use. We are bringing forward indicators to monitor low carbon development across the borough and the success of this policy and these are set out below:

Indicator	Target	Actual
% of new developments achieving our carbon reduction targets	Annual increase	not yet monitored
BREEAM levels achieved for relevant developments	Annual increase	not yet monitored
% of planning applications accompanied by an energy statement	100% of relevant applications	not yet monitored
% of people living in fuel poverty	Annual decrease	20.4%

3.90 Monitoring renewable and low carbon energy installations, as well as overall carbon emissions, will provide a good indication of how the borough is changing to become less carbon intensive and more sustainable. This may be difficult as microgeneration installations are increasingly receiving permitted development status. The percentage of people living in fuel poverty is also an important indicator as it is linked to the fairness of our energy strategy and policies. In any case, the result of monitoring such indicators may not necessarily be directly linked to the success or otherwise of our planning policies.

3.91 The percentage of people living in fuel poverty in the borough is 2% higher than the average for England. The borough is addressing fuel poverty through its Affordable Warmth Strategy and through insulation programmes in partnership with the NHS, housing providers, other Greater Manchester councils and energy companies.

Waste

3.92 Our waste management policy is intended to ensure greater efficiency in the use of resources, primarily by ensuring that the treatment of waste is dealt with as far up the waste hierarchy as is practicable. The waste hierarchy is re-use before recycling or composting, before energy generation, before landfill as a last resort.

3.93 In 2010/11 new capacity was developed for waste transfer and planning permission was granted for an open windrow composting facility, as set out in the table below.

Indicator	Transfer stations	Open windrow composting	Total
Total capacity	10,000 tonnes	16,000 tonnes	26,000 tonnes
Maximum annual operational through put	10,000 tonnes	16,000 tonnes	26,000 tonnes

Capacity of new waste management facilities by type

3.94 There were no new facilities for the other types of waste management, namely inert landfill; non-hazardous landfill; hazardous landfill; energy from waste incineration; other incineration; landfill gas generation plant; pyrolosis / gasification; metal recycling; material recovery / recycling facilities; household civic amenity sites; in-vessel composting; anaerobic digestion; any combined mechanical, biological and/or thermal treatment; sewage treatment works; other treatment; recycling facilities construction; demolition and excavation waste; storage of waste; other waste management; or other developments.

3.95 The amount of municipal waste arising, including by categories, is shown in the table below. The amount of municipal waste arising again declined to 154, 752.88 tonnes, from 160,684.22 tonnes in the previous year.

Type	Target	% of waste managed
Landfill	To reduce municipal waste going to landfill to 50% by 2013 and 35% by 2020, against 1995 levels*	61.34%
Production of refuse derived fuel		1.89%
Energy from waste incineration		0
Other incineration		0
Recycled or composted		36.1%
Other		0

Type	Target	% of waste managed
Total waste arising		100% (154,752.88 tonnes)

Amount of municipal waste arisings by management type

* Target derived from EU Landfill Directive.

National, Regional and Local policy

3.96 In June 2010 the Government announced that it would carry out a full review of waste policy in England, looking at the most effective ways of reducing waste, maximising the money to be made from waste and recycling, and how waste policies affect local communities and individual households.

Development of the Greater Manchester Joint Waste Development Plan Document

3.97 In February 2011, the Waste Plan was submitted to the Secretary of State for independent examination. During the examination hearing sessions, which were held at the end of June with an additional session in September, a number of proposed minor changes to the Submitted Waste Plan were proposed. The Inspectors report was published in November and found the plan to be sound. The Waste Plan is scheduled to be adopted in April 2012.

3.98 As part of the evidence base for the Waste Plan, the Greater Manchester Minerals and Waste Planning Unit commissioned a Needs Assessment in 2007. It was subsequently updated in 2010. The Needs Assessment modelled future waste arisings alongside current and planned waste capacity data to identify future waste treatment and disposal requirements. The headline figures for waste arisings in Greater Manchester for 2009 are as follows:

- 2,517,010 tonnes of commercial and industrial waste per annum.
- 1,299,421 tonnes of construction and demolition waste per annum which is under management.

- 275,000 tonnes of solid derived fuel, created from the municipal solid waste management methods of the private finance initiative sites.
- 300,000 tonnes of agricultural waste.

3.99 In future, the detailed indicators listed in the waste plan will be monitored and baseline data collected on the targets and indicators. This information will be reported in our annual monitoring.

3.100 The Municipal Waste Management Strategy for Wigan was adopted in December 2009 and provides a framework for managing council collected waste arisings until 2030. The aim of this document includes reducing council collected waste growth to 1% by 2010 and 0% by 2020, and increasing recycling at Household Waste Recycling Centres to 70% by 2013.

Minerals

3.101 Most mineral production statistics are not available at borough level at the present time. It is not therefore intended to present information on the wider area as this does not serve to monitor the effectiveness of the plan policies.

Development of a Joint Minerals Development Plan Document

3.102 The council has a requirement to include minerals policies and identify sites for aggregate extraction, processing and safeguarding within the development plan. In August 2009, agreement was reached between the ten Greater Manchester councils to prepare a joint minerals plan. The formal title of the plan is the Greater Manchester Joint Minerals Development Plan Document. Production of the Minerals Plan commenced in November 2009. It was submitted to the Secretary of State in November 2011 and the independent examination is scheduled for February 2012. Adoption by the ten districts is scheduled for October 2012.

3.103 The submitted minerals plan includes a series of indicators which will be used to monitor its performance against the objectives of the plan. These indicators cover the extraction of aggregate and non-aggregate minerals; extraction of natural building stone; development of unconventional gas resources; extraction of peat; development within

mineral safeguarding areas; sustainable transport of minerals; reworking of colliery spoil tips; protection of existing mineral sites; protection of quarries for historic buildings; and the restoration and aftercare requirements of the plan.

3.104 When the minerals plan is adopted, the indicators within it will be included in our monitoring report.

Flooding

3.105 Incidences of flooding have increased nationally as a result of a combination of factors including development in flood plains, the use of impermeable surfacing, obsolete infrastructure and incidences of high rainfall, which are forecast to increase in number and intensity as a result of climate change.

3.106 Policy CP17 will help reduce the risk of flooding from all sources in areas of high flood risk, including in our critical drainage areas and other areas vulnerable to surface water flooding. The Environment Agency object to planning applications on flood defence grounds each year and these are published annually. They are a good indicator of inappropriate development in areas of high flood risk. As the table below shows, we did not grant any planning permission against the advice of the Environment Agency in 2010/11.

Indicator	Local Authority Position
Number of planning permissions granted contrary to Environment Agency advice on flooding	Nil
Number of sustainable urban drainage schemes	Not yet available

3.107 The Environment Agency can object on various grounds but on most occasions their concerns are met and their objections withdrawn prior to planning approval being given. During 2010/11, the agency objected to 6 applications on flood defence grounds. In addition to this, 2 applications from the previous year were pending from last years results. Of these 8 planning applications, 7 satisfied the agency's objections, which resulted in approval with conditions, and one was yet to be determined.

3.108 The way in which we monitor is improving year on year. The profile of flood risk in councils has been raised significantly over recent years with the Flood and Water Management Act. This introduced new responsibilities for local authorities to manage flood risk. As such we are exploring the use of new indicators for monitoring flood risk in the borough, including monitoring the number of sustainable urban drainage schemes approved. This information will become available once the approval body is in place and functioning, expected October 2012.

3.109 Also emerging is our work on flood alleviation. Through our Strategic Flood Risk Assessment green areas to store flood waters in times of flood have been identified. Work is ongoing to progress this. This links with policy CP9 'Strategic landscape and green infrastructure'.

Environmental protection

3.110 Policy CP18 will help maintain, enhance and protect our environment for the benefit of people and wildlife. It brings together agricultural, derelict and contaminated land and also air quality and water quality into one environmental protection policy. The indicators below monitor the success of the policy and are set out under each heading for clarity.

Agricultural Land

3.111 We have a fixed amount of land and we need to use it effectively. Over one third of the borough is agricultural land, of which around one tenth is grades 1-3a 'best and most versatile' land, largely located in the outer areas of the borough. Only a very small amount is the best quality, grade1, agricultural land. Policy CP18 seeks to protect our 'best and most versatile' agricultural land from irreversible loss and the following indicator is useful to ensure we are achieving this level of protection.

Indicator	Target	Actual
Approvals on Grade 1, 2 or 3A land	Nil	20

3.112 Twenty planning permissions have been granted in areas designated as being of high quality agricultural land. All of these however were for development in already established developed areas and/or on land already previously lost to agriculture including on despoiled brownfield land. They also include change of use, retention of existing buildings, and minor domestic extensions.

Derelict Land

3.113 Policy CP18 requires us to actively seek the reclamation and re-use of derelict and other previously-developed sites to bring them back into positive use. We do not currently have a rolling programme for the reclamation of sites, due to limited funding opportunities for land reclamation programmes. New development opportunities will be the primary focus for land reclamation in the future.

3.114 Although the table below shows nil hectares of derelict land reclaimed in 2010/11, there has been substantial progress with the reclamation of the Bickershaw South site and this is due for completion July 2011. The reclamation of some 16 hectares of land at Bickershaw South site will show on next years monitoring figures.

Indicator	Baseline	Target	Actual
Hectares of Derelict land reclaimed	383ha remaining (2009)	Reduction over time	Nil

Contaminated Land

3.115 Wigan's long history of industry and mining has left a legacy of contaminated land, with over 5,000 potential sites across the borough. Tackling land contamination, primarily on sites affected by past industrial uses by supporting the identification of contamination and requiring appropriate remediation is set out in policy CP18. This will be monitored as set out below.

Indicator	Target	Actual
Percentage of land remediated through development	An increase in % of land cleaned up each year	10.7%

3.116 The figure of 10.7 % above is based on the number of planning applications with 'contaminated land' related issues satisfactorily discharged through planning conditions during 2010/11 as a percentage of the total number of development sites affected by land contamination. This is a reduction from last year's figure of 28% and is due to the economic downturn resulting in a slowdown in the discharge of planning conditions. Levels of remediation can vary and depend on the use proposed for the land.

Air Quality

3.117 In Wigan, road traffic is the major cause of poor air quality, primarily the emissions of nitrogen oxides and particulate matter from vehicle exhausts. In the table below the first three indicators are measured locally, whilst the final two are derived from national emission factors.

Indicator	Baseline	Target	Actual
Number of days when air pollution exceeds national 24hr standard for dust/particles (PM10)	1 day (2009)	No more than 35 days	2
Annual average background nitrogen dioxide concentration (ug/m3)	24 (2009)	To not exceed 40	26
Average of annual mean levels for selected nitrogen dioxide road side diffusion tube sites (ug/m3)	35 (2009)	Reduction over time	39
Number of tonnes of NOx emitted annually from road transport	1,376 (2009)	1141 by 2011	1,224
Number of tonnes of CO2 as C emitted annually from traffic on local roads (EMIGMA modelling)	111,587 (2009)	Reduction over time	108,120

3.118 Air quality information is provided for the calendar year 2010. In 2010, we saw an increase in air quality pollutants for those indicators which are derived from local data. The figures for the number of tonnes of NOx and CO2 calculated from national emission

inventory factors emitted annually from traffic on local roads show a decreasing trend. It is currently acknowledged that estimates or predictions of NOx levels using emission factors are too low because emissions from diesel cars are not performing as anticipated. A revised set of national emission factors should be provided some time next year.

Water Quality

3.119 The Environment Agency object to planning applications on grounds of water quality where applicable and data on this is published annually. It is a good indication of where new development poses a threat to water quality.

Indicator	Local Authority Position
Number of planning permissions granted contrary to Environment Agency advice on flooding	Nil

3.120 The Environment Agency did not object to any planning applications on the grounds of water quality in Wigan Borough in 2010/11.

Developer contributions

3.121 The principle of securing contributions from developers to fund or assist in funding on- or off-site works and infrastructure of benefit to the whole community is well-established in the planning system. Planning obligations are the current mechanism to secure funding to make development acceptable that would otherwise not be acceptable in planning terms.

Indicator	Local authority position
Benefits gained through section 106 agreements	113

3.122 Of the 113 section 106 agreements completed during the year, 110 were unilateral undertakings and 3 were agreements.

3.123 The total value of developer contributions secured by type will be established in the Community Infrastructure Levy charging schedule. Formal commencement of work on the Community Infrastructure Levy will be announced once the Core Strategy adoption date is known.

FOUR

Key Findings

4.1 This is the seventh annual monitoring report for Wigan Borough produced under the requirements of the Planning and Compulsory Purchase Act 2004. We have made progress in establishing the data collection and monitoring systems required to meet the needs of monitoring. This process has gone hand in hand with the development and compilation of the extensive and robust evidence base which informs the preparation of development plan documents, including the Core Strategy. The improvement of the monitoring system is, of course, an ongoing task which is proceeding alongside plan preparation.

4.2 This report moves away from the previous monitoring of core output indicators and Unitary Development Plan indicators towards an integrated set of strategic indicators suitable for monitoring the policies of the Core Strategy. These will be refined and developed in subsequent development plan documents.

4.3 Where there are specific issues arising from performance against the indicators, this is referred to in the individual topic commentaries given in the body of the report. As with previous reports, the two key issues which merit comment in this section relate to the rate of development for both employment and housing uses.

4.4 There was a slight decrease in the take-up of employment land in 2010/11 compared to 2009/10. In total, 11,111 sq m of employment land was developed, compared to 11,615 sq m in 2009/10. The national economic downturn continues to affect the economy locally. Many of the changes observed were as a result of moves between use classes within the employment category.

4.5 As might be expected in the continuing economic circumstances and depressed housing market, the rate of housing development remains low at 451 dwellings. This is similar to the previous year. Almost 88% of these new dwellings were built on brownfield land, a slight decrease on the 91% rate achieved in the previous year, but still comfortably in excess of the 80% target required of us by the Regional Spatial Strategy.

4.6 As the abolition of Regional Spatial Strategies is likely to take place in April 2012, targets for the rate of housing development and the percentage of dwellings built on brownfield land as well as other aspects of strategic policy will in future be set out locally.