



**Wigan Local Development Framework
National and Regional Planning Policy
Evidence Review Topic Paper**

June 2009

**Wigan Council
Environmental Services**

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Evidence Reviews added since Issues and Options Stage

National	
Planning for Economic Development: A Scoping Study for PPG4	
Consultation on Proposed Changes to Planning Policy Statement 6: Planning for Town Centres	
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Other relevant Evidence

Title	Topic Paper
Circular 2/07: Planning and the Strategic Road Network	Accessibility
Assessing needs and opportunities: a companion guide to Planning Policy Guidance 17	Open Space, Play, Sport and Recreation
Changes to Permitted Development: Consultation Paper 1 - Permitted Development Rights for Householder Microgeneration	Energy

Table A1	
Title	Planning Policy Statement 1: Delivering Sustainable Development
Proponent body	DCLG
Status (e.g. statutory, non-statutory)	Statutory
Date produced	Published February 2005
Why is it relevant to the Local Development Framework?	
<p>Planning Policy Statement 1 sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system. This Planning Policy Statement replaces Planning Policy Guidance Note 1, General Policies and Principles, published in February 1997.</p> <p>Published alongside Planning Policy Statement 1 is 'The Planning System: General Principles'. This provides a general description of key elements of the planning system, including its structure the determination of planning applications and the Secretary of State's role.</p>	
Key messages, requirements and objectives	
<ul style="list-style-type: none"> • Contain clear comprehensive and inclusive access policies in terms of both location and external physical access and promote development that creates socially inclusive communities Seek to protect and enhance the quality, character and amenity value of the countryside and urban areas as a whole. • Seek to minimise the need to consume natural resources. • Ensure the provision of sufficient good quality new homes in suitable locations that reduce the need to travel. • Take account of environmental issues such as climate change, air quality and pollution, land contamination, protection of groundwater, noise and light pollution, landscape protection, wildlife conservation and enhancement, biodiversity, provision of good quality open space, conservation of soil quality, preservation and enhancement of built and archaeological heritage, flood risk and waste management. • Make suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life. • Ensure that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community. 	
Economy and Employment Specific	
<p>Four principles of sustainable development are outlined in Paragraph 4, one of which is the maintenance of high and stable levels of economic growth and employment.</p> <p>With regard to "Sustainable economic development (paragraph 23) Planning Policy Statement 1 states that planning authorities should:</p>	
<ul style="list-style-type: none"> • Recognise that economic development can deliver social and environmental benefits; • Recognise the wider benefits of economic development and consider these alongside any adverse local impacts; • Ensure that suitable locations are available for industrial, commercial, public sector (e.g health and education), retail and leisure developments so the economy can prosper; • Provide for improved productivity, choice and competition; • Recognise that all local economies are subject to change; • Ensure that infrastructure and services are provided to support new and existing economic development and housing; • Identify opportunities for future investment to deliver economic objectives; • Ensure that development plans take account of the Regional Economic Strategy, Regional Housing Strategies and Local Authority Strategies; • Provide a positive planning framework for sustainable economic growth; • Focus developments that attract a large number of people in existing centres; • Ensure the provision of sufficient good quality new housing in sustainable locations; • Promote higher density and mixed use development on previously developed land to achieve brownfield land targets; and • Avoid constraining beneficial economic development by imposing disproportionate costs in terms of social or environmental impacts. 	

Opportunities	
<p>Transport is a key issue in sustainability</p> <ul style="list-style-type: none"> • Opportunity to address causes and potential impacts of climate change by reducing energy use and emissions, promoting renewable energy resources and taking into account climate change impacts. • Opportunity to engage stakeholders in earlier and more meaningful consultation. • Opportunity for collecting more robust data-sets to inform decisions and monitor policies. <p>Economy and Employment Specific</p> <ul style="list-style-type: none"> • Planning Policy Statement 1 provides a positive context for economic development by recognising the benefits of traditional and non traditional forms of economic development and the changing nature of employment needs and encouraging Local Authorities to consider these issues. 	
Issues and constraints	
<ul style="list-style-type: none"> • Potential conflicts between strands of sustainability. The need to apply an integrated approach will be challenging. 	
How could the Local Development Framework respond?	
<ul style="list-style-type: none"> • Local Development Framework to take account of Regional Economic Strategies, Regional Housing Strategies, Community Strategy and local economic strategies. • Planning policies should not replicate, cut across or detrimentally affect matters within the scope of other legislative requirements. • Plan policies must be set out with indicators, against which progress can be measured. • Ensure early involvement of stakeholders in the plan preparation and sustainability scoping processes. 	
Implications for the sustainability appraisal	
<ul style="list-style-type: none"> • Ensure sustainability framework reflects the Government's aims for sustainable development. • Effects should be properly identified and assessed through the process, taking account of the current quality of the environment in the area and any existing environmental issues relevant to the plan. There needs to be good baseline data. 	
Cross references	Cross reference (Topic Reviews)
	Cuts across all Topic Papers

Table A2	
Title	Planning Policy Statement: Planning and Climate Change. Supplement to Planning Policy Statement 1
Proponent body	Communities and Local Government
Status (e.g. statutory, non-statutory)	Statutory
Date produced	December 2007
Why is it relevant to the Local Development Framework?	
<p>Planning Policy Statement 1: Delivering Sustainable Development was published in February 2005. There is limited guidance within PPS1 as to how climate change should be integrated into planning policy documents at all levels (regionally and locally) and so the Supplement to Planning Policy Statement 1 aims to clarify the situation and give practical guidance. It sets out how spatial planning should contribute to reducing carbon emissions and stabilising climate change (mitigation) and take into account the unavoidable consequences (adaptation). It sets out objectives and policies that should be taken into account when preparing Local Development Documents.</p>	
Key messages, requirements, objectives	
<p>The document begins by highlighting the problem of climate change, stating it will have an effect on our environment, economy and society for which we need to prepare and adjust. It stresses that there is urgent need for action on climate change. Climate change considerations will become a material consideration in all planning applications across all spatial planning areas.</p> <p>The document sets out key planning objectives which should be taken into account in the preparation and delivery of spatial strategies, including the following:</p> <ul style="list-style-type: none"> • High standards of resource and energy efficiency, thus reducing carbon emissions; • Delivering patterns of urban growth which reduce the need to travel, especially by car • Ensuring development and places are resilient to the effects of climate change; • Sustain biodiversity and recognise the distribution of wildlife may be affected by climate change • Helping to reduce emissions and stabilise climate change (mitigation) • Providing solutions for the element of climate change that is unavoidable (adaptation) • Considering mitigation and adaptation strategies together. <p>There is specific reference to delivering affordable housing within rural areas. The document states that when considering the need to secure affordable housing opportunities in rural areas to meet the needs of local people, planning authorities should recognise that an otherwise acceptable site may not be readily accessible by means of travel other than the private car.</p> <p>Proposals made-</p> <p>There is the requirement for continuous monitoring and reporting of changes to climate change at all levels, and at the local level indicators will need to be identified, monitored and reported via the Annual Monitoring Report.</p> <p>It proposes Local Development Frameworks adopt carbon trajectories of the expected performance of development in their areas.</p> <p>The need for reduced restrictions on grounds for refusing renewable energy generation, and increased rights for householders to adopt micro generation schemes.</p> <p>It proposes a 10% target for the energy supply of substantial new development to be gained on-site and renewably and/or from a decentralised, renewable or low-carbon, energy supply. If this is not possible it proposes that development should be capable of being “plugged in” to such a local renewable supply in future.</p> <p>It proposes new development be located and designed for the climate, and impacts it is likely to receive over its expected lifetime.</p>	
Opportunities	
<p>Reducing carbon emissions and alleviating the risk to climate change has a direct impact on making peoples lives safer and healthier, and it will protect and enhance the existing environmental quality of the Wigan area by promoting sustainable development and protecting and enhancing biodiversity.</p> <p>Following the guidance will bring benefits to all areas of social, economic and environmental priorities</p>	

by helping to create and maintain sustainable communities.

There is the chance to give local communities real opportunities to influence and take action on climate change

There is opportunity to address causes and potential impacts of climate change by reducing energy use and emissions, promoting renewable energy resources and considering climate change impacts.

Greater emphasis on monitoring (i.e. production of carbon trajectories) of carbon emission for entire lifespan of developments including construction, running costs and emissions produced by people travelling to and from the development.

Scope to integrate decentralised energy productions such as district heating and cooling systems into major developments.

Potential for accommodating renewable and low carbon technologies, including for micro-renewables to be secured new residential, commercial or industrial development.

Increase in value of developments.

Issues / Constraints

This supplement is a material consideration and will now have to be considered in the development of planning policies and in the determination of planning applications.

Additional costs to planning authorities associated with implementing and monitoring.

Difficulty in addressing the impacts of climate change at a local level may mean that local people are less likely to get involved.

Lack of innovation/ will from developers to consider such technologies due to high costs of alternative energy supplies.

Cost to the Council of preparing carbon trajectories.

Increased localised emissions if Combined Heat and Power becomes more common.

How could the Local Development Framework respond

- Plan policies must be set out with indicators, against which progress can be measured.
- Development should reduce the need to travel, particularly by car.
- Be realistic and have a balanced approach, consider climate change but also remember that housing requirements in Wigan have to be met.
- Ensure early involvement of stakeholders in the plan preparation and sustainability scoping processes.
- Look favourably on proposals for renewable energy, including on sites not identified in Development Plan Documents.
- Require the provision of public and open space as appropriate so that new development offers accessible choice of shade and shelter.

Implications for the sustainability appraisal

- Ensure sustainability framework reflects the Government's aims for climate change.
- Effects should be properly identified and assessed through the process, taking account of the current quality of the environment in the area and any existing environmental issues relevant to the plan. There needs to be good baseline data to ensure effective monitoring.
- The following target to be included in the framework – "at least 10% renewables on site"

Cross references (General)

Planning Policy Statement 1: Delivering Sustainable Development

Cross reference (Topic Reviews)

Cuts across all topic papers.

Table A3	
Title	Planning Policy Guidance 2: Green Belts
Proponent body	DCLG
Status (e.g. statutory, non-statutory)	Statutory
Date produced	Published January 1995. Amended March 2001
Why is it relevant to the Local Development Framework?	
This Planning Policy Guidance outlines the history and extent of Green Belts and explains their purposes. It describes how Green Belts are designated and their land safeguarded. Green Belt land-use objectives are outlined and the presumption against inappropriate development is set out.	
Key messages, objectives and requirements	
<p>To prevent urban sprawl by keeping land permanently open.</p> <ul style="list-style-type: none"> • Planning Policy Guidance 2 states the general intentions of Green Belt policy, including its contribution to sustainable development objectives; • It gives policy a more positive thrust by specifying objectives for the use of land in Green Belts; • The essential characteristic of Green Belts is their permanence. It confirms that Green Belts must be protected as far as can be seen ahead, advises on defining boundaries and on safeguarding land for longer-term development needs; and • Maintains the presumption against inappropriate development within Green Belts and refines the categories of appropriate development, including making provision for the future of major existing developed sites and revising policy on the re-use of buildings. • Visual amenity factors are described and policies regarding new building and re-use of old buildings are summarised. Attention is drawn to the use of park-and-ride facilities in Green Belt areas. (Original release date January 1995) 	
Opportunities	
<ul style="list-style-type: none"> • Green Belts fundamental aim is to prevent urban sprawl by keeping land permanently open. They can also shape patterns of urban development and help to ensure that development occurs in locations allocated in development plans. They also help to protect the countryside and assist in moving towards more sustainable patterns of urban development. 	
Constraints	
<ul style="list-style-type: none"> • The essential characteristic of Green Belts is their permanence and their protection must be maintained as far as can be seen ahead. This means that it is difficult to change Green Belts boundaries or their extent. • Similarly, policy on development in Green Belts is nationally laid down, leaving little scope for local variations. • Difficulty of defining 'exceptional circumstances' which are required to justify amending Green Belt boundaries. 	
How could the Local Development Framework respond?	
By largely maintaining existing Green Belt boundaries, provided it is demonstrated that there is sufficient land to meet future development needs without the need to amend Green Belt boundaries.	
Implications for the sustainability appraisal	
Link to objectives on biodiversity, landscape and recreation.	
Cross references	(Topic Reviews)
Planning Policy Statement 1: Delivering Sustainable Development	Environment, Natural Resources and Pollution Landscape, townscape and buildings Open Space, Play, Sport and Recreation

Table A4	
Title	Planning Policy Statement 3: Housing
Proponent body	DCLG
Status (e.g. statutory, non-statutory)	Statutory
Date produced	Published November 2006.
Why is it relevant to the Local Development Framework?	
<p>Planning Policy Statement 3 sets out the national policy framework for delivering the Government's housing objectives and these policies should be taken into account when preparing Local Development Documents. This will reflect the objective to improve the affordability and supply of housing which involves a responsive approach to land supply. The policy objectives are to create sustainable, inclusive, mixed communities which involves the provision of a wide choice of homes, widening opportunities for home ownership and improving affordability through increasing the supply which should be taken into account at Local Authority level.</p> <p>The national policy framework also reflects the need for flexibility in planning between urban and rural areas, and in areas experiencing high or low demand. The aim is that the planning system is used to its maximum effect to ensure the delivery of decent homes that are well designed, make the best use of land, are energy efficient, make the most of new building technologies and help to deliver sustainable development.</p>	
Key messages, requirements and objectives	
<ul style="list-style-type: none"> • Set out the level of housing provision for the plan period in accordance with the regional spatial strategy; • Local Development Plan policies should be informed by a robust evidence base – housing need and demand through Strategic Housing Market Assessment/ Housing Land Availability Assessment. This will inform an appropriate housing mix. • Emphasis on quality sustainable design-develop a shared vision with local communities. • Make effective use of land and existing infrastructure when locating development. Priority is Previously Developed Land and options for mixed use development. • Allocate sufficient land and buildings for housing and mixed use development to deliver the first five years of the housing trajectory, taking into account a windfall allowance only where it is not possible to allocate sufficient land; • For the following 10years of the housing trajectory, allocate land wherever possible; where this is not possible the core strategy should indicate broad areas of land for future growth. • Seeks to reduce car dependency by facilitating more walking and cycling. • Encourages good links to public transport from residential areas. 	
Opportunities	
<ul style="list-style-type: none"> • Monitoring of design standards through the Annual Monitoring Report. 	
Issues and constraints	
<ul style="list-style-type: none"> • Household size doesn't always match with assumed demand- one household doesn't always demand 1 bed. • There needs to be greater clarity on whether areas that are expecting a large contribution from windfalls can make allowances even if sites within the 10 year period can be identified. • Local Planning Authorities must demonstrate sites are available/suitable/achievable which is time consuming and costly-may encourage predominance of easier to develop sites to coming forward. • Housing commitments? Not clear where they fit into 5 year supply. • Pressure on key locations to take all forms of development that generate high demand for transport. 	
How could the Local Development Framework respond?	
<p>Carry out Strategic Housing Market Assessment and Housing Land Availability Assessment to form key areas of the evidence base. This will inform policies and allocations for housing provision. Have regional spatial targets and provisions in mind too.</p> <p>Have regard to the existing infrastructure and take opportunities to secure private investment to deliver the required level of improvements to infrastructure.</p>	
Implications for the sustainability appraisal	
Affordable and resource efficient housing to be a key sustainability objective.	
Cross references	Cross reference (Topic Reviews)

<ul style="list-style-type: none"> ▪ Planning Policy Statement 1: Delivering Sustainable Development ▪ Planning and Climate Change – Supplement to Planning Policy Statement 1 (Consultation) ▪ Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms ▪ Planning Policy Statement 6: Town Centres ▪ Planning Policy Guidance 13: Transport ▪ Planning Policy Statement 22: Renewable Energy ▪ Planning Policy Statement 25: Development and flood Risk 	<p>Housing Economy and Employment Landscape, townscape and buildings Retail and Centres</p>
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Table A5	
Title	Planning Policy Guidance 4: Industrial, Commercial Development and Small Firms
Proponent body	DCLG
Status (e.g. statutory, non-statutory)	Statutory
Date produced	Published 1992
Why is it relevant to the Local Development Framework?	
<p>This Planning Policy Guidance takes a positive approach to the location of new business developments and assisting small firms through the planning system. The main message is that economic growth and a high-quality environment have to be pursued together.</p> <p>The locational demands of industry should be a key consideration in drawing up plans. Development plans should weigh the importance of industrial and commercial development with that of maintaining and improving environmental quality.</p> <p>The advice covers mixed uses, conservation and heritage, re-use of urban land and other matters. (Original release date November 1992 [The Planning Green Paper identifies this as a priority for early review])</p>	
Key messages, requirements, objectives	
<p>Key Aim</p> <p>to encourage continued economic development in a way which is compatible with its stated environmental objectives</p> <ul style="list-style-type: none"> • Ensure there is sufficient land available which is readily capable of development and a variety of sites to meet differing needs • Policies should not restrict the types of employment development in areas unless a clear justification can be made, although separation from sensitive users should be considered. • In areas which are primarily residential, development plan policies should not seek unreasonably to restrict commercial and industrial activities of an appropriate scale - particularly in existing buildings - which would not adversely affect residential amenity • In rural areas, applications for development necessary to sustain the rural economy should be weighed with the need to protect the countryside in terms of, for example, its landscape, wildlife, agriculture, natural resources and recreational value. • Planning applications for speculative development should be considered on their land-use planning merits. <p>Planning policies should:</p> <ul style="list-style-type: none"> • provide for choice, flexibility and competition. In allocating land for industry and commerce, planning authorities should be realistic in their assessment of the needs of business • aim to ensure that there is sufficient land available which is readily capable of development and well served by infrastructure. • ensure that there is a variety of sites available to meet differing needs. • choice of suitable sites will facilitate competition between developers; this will benefit end-users and stimulate economic activity. • open to planning authorities to propose policies in development plans aimed at channelling particular types of business development into particular locations, although in each such case a clear justification for the distinction should be made. • where appropriate, plans should provide specifically for the types of industry which, although necessary, may be detrimental to amenity or a potential source of pollution. However land for such uses should be separated from sensitive land uses. • planning authorities may indicate that they will give preference to proposals from industrial and commercial users who would benefit from efficient rail or water services rather than for retail or housing proposals which could be located elsewhere. 	
Opportunities	
<p>Development plans should offer the opportunity to:</p> <ul style="list-style-type: none"> • encourage new development in locations which minimise the length and number of trips, especially by motor vehicles; • encourage new development in locations that can be served by more energy efficient modes of transport (this is particularly important in the case of offices, light industrial development, and 	

campus style developments such as science and business parks likely to have large numbers of employees);

- discourage new development where it would be likely to add unacceptably to congestion;
- locate development requiring access mainly to local roads away from trunk roads, to avoid unnecessary congestion on roads designed for longer distance movement.
- Develop locational policies to can help to achieve the objective of reducing greenhouses gases through reducing the need to travel, and encouraging development in areas that can be served by more energy efficient modes of transport - such as rail or water (including coastal shipping).

Issues / Constraints

- The guidance is now widely regarded as out of date. A review was undertaken and the government have published the "Planning and Economic Development "in 2004 which provides interim guidance based on reviews of regional, sub regional and local case studies. In addition, a best practice guide was also published regarding Employment Land Reviews.
- Provision of land for employment uses, which may be detrimental to amenity or a potential source of pollution is scarce.

How could the Local Development Framework respond

To have regard to the general principles of the guidance in terms of providing sustainable development in the borough.

Implications for the sustainability appraisal

Appraisal framework to promote the availability of land for business development, whilst avoiding adverse environmental impacts.

Cross references (General)

- Planning Policy Statement 1: Delivering Sustainable Development
- Planning Policy Statement: Planning and Climate Change. Supplement to Planning Policy Statement 1
- Planning Policy Statement 3: Housing
- Planning Policy Statement 6: Town Centres
- Planning Policy Guidance 13: Transport
- Planning Policy Statement 22: Renewable Energy
- Planning Policy Statement 25: Development and flood Risk

Cross reference (Topic Reviews)

Economy and Employment
Retail and Centres

Table A6

Title	Planning for Economic Development: A Scoping Study for PPG4
Proponent body	Department for Communities and Local Government
Status (e.g. statutory, non-statutory)	Non-statutory
Date produced	January 2006

Why is it relevant to the Local Development Framework?

In December 2001, the Government issued the Green Paper, *Planning: Delivering a Fundamental Change*. The Green Paper signalled the Government's intention to review Planning Policy Guidance 4 (Industrial and Commercial Development and Small Firms). ECOTEC was commissioned to assess the scope and content of a revised version of PPG4, covering planning and economic development, to address the principles set out in the Planning Green Paper. This report is the outcome of that assessment and makes detailed recommendations for the coverage and content of revised policy in PPG4 and, where necessary, supporting good practice guidance.

The assessment is based upon literature review and a limited number of consultations held with those currently involved in planning for economic development at a national, regional and local level. It is intended as a scoping study and, as such, has been necessarily selective in its research base.

The objectives of the study have been to:

- Assess the range of issues to be addressed in a revised policy document on planning and economic development, giving the rationale for the recommendations underpinning its proposed scope and content;
- Clearly differentiate between, and give reasons for, those issues which are properly policy matters to be included in the PPG and those which are more appropriately good practice guidance – in accordance with the principles set out in the Planning Green Paper;
- Ensure that the recommendations for scope and content address the range of relevant contexts and issues, including: strategic and local development frameworks; development control matters; and the relationship with other national planning policies; and
- Provide a framework for preparation of a revised PPG4 and, if appropriate, good practice guidance, by: setting out the contents of relevant policy and guidance documents, including headings and sub headings, with a summary of what each section should address.

The report is divided into three sections. The first examines the range of issues to be addressed when planning for economic development. The second provides a possible framework for a revised PPG4, and the third sets out a template for associated Good Practice Guidance.

Key messages, requirements and objectives

The Green Paper identified obstacles to an effective relationship between the planning system and economic development including the speed of decisions on planning matters undermining productivity and competitiveness and the unfocused nature of national guidelines (DTLR, 2001).

The issues that will need to be considered in any revision to PPG4 include:

- **Changing demands for space and changing locational requirements of businesses, driven by changes in technology and the balance of expanding and contracting sectors**
 - A transition is occurring to a more service-orientated, knowledge-based economy;
 - Manufacturing will remain important but with less significance in terms of employment;
 - Anticipated loss of almost 700,000 manufacturing jobs (1998-2009) with an increase of 1.9 million in business and miscellaneous services in same period.
- **Recognition of the importance of business networks and industrial clusters**
 - The Competitiveness White Paper published in 1998 identified clusters and networks as an important source of regional productivity and economic growth
- **Balancing competing demands in the use of land**
- **Overcoming difficulties in the implementation of the planning system**
 - Many believe that the system is failing Small and Medium Enterprises (SMEs) through a lengthy, outdated process
 - Delays in planning decisions are shown to undermine the commercial viability of a project
 - The process involves too many uncertainties causing higher risks and costs for

- development with a serious lack of transparency in the procedures
- The process is believed to fail its stakeholders due to the out-of-date local plans, inconsistencies with Regional Economic Strategies and a lack of the right knowledge and skills base.

One observation made of the present PPG4 has been that, whilst its provisions were broadly appropriate, it was not being consistently implemented in practice.

Opportunities

Proposed Coverage of PPS4

Planning Authorities should be encouraged to adopt a plan, monitor and manage approach to the provision of sites and premises for economic development. The extent of likely development to meet stated objectives should be planned for, the uptake of identified sites and premises monitored and the release of sites and premises managed.

As a matter of policy PPG4 should set out the broad national objectives that planning for economic development should be seeking to deliver. These could include the following:

- Planning for economic development should promote sustainable development
- Planning for economic development should promote economic competitiveness
- Planning for economic development should help to tackle social exclusion
- Planning for economic development should promote an urban renaissance

PPS4 should briefly state the role of the planning system in promoting economic development:

- Promoting a competitive economy
- Promoting linkages with other planning topics as part of a spatial approach (e.g. housing, transport investment plans)
- Encourage cross-border co-operation with neighbouring authorities
- Supporting the actions of wider business support structures

At the sub-regional scale, Local Development Frameworks plans should make the space available for business development within the plan area, allocate potential sites and seek to secure the long-term security of the local economy.

Ensuring an adequate supply of sites and premises:

Assessing the amount of land required – Plans should contain a sufficient supply of land to support agreed economic development strategies. Working in partnership with economic development professionals or property specialists, planners should assess the amount of land likely to be required over the life of the plan.

Assessing the suitability of potential sites and premises – Criteria based approach likely to be appropriate. In deciding suitable criteria, planners should bear in mind the following aspects:

- Location and accessibility
- Availability of previously developed sites and empty or under-used buildings
- Capacity of existing and potential infrastructure
- The physical and environmental constraints on development of land
- Contributing to building communities
- The needs of different economic sectors and different types of business

Location criteria:

In general:

- Offices: to focus office development in city, town and district centres and near to major public transport interchanges. A sequential search for sites will be appropriate
- Research and development to facilitate the development of clusters of high-technology, knowledge-driven companies. A sequential search for sites is likely to be appropriate, with connections to key R&D centres an appropriate consideration
- Industry: to ensure there is a supply of sites with a choice of means of access. Site location

- criteria are likely to vary by the nature of proposed use
- Distribution: to promote sustainable distribution, including where feasible the movement of freight by rail or water. Distribution sites are likely to be in out of town locations.

Mixed use developments should be promoted – planners should not seek to separate residential, commercial and industrial activity unless there are strong reasons for doing so.

Ensuring a suitable range of sites and premises – sites of varying sizes and location, to accommodate the needs of different users, as identified within related economic development strategies

Issues and constraints

How could the Local Development Framework respond?

Implications for the sustainability appraisal

Cross references (General)

Cross Reference (Topic Reviews)

Planning Policy Guidance 4: Industrial, commercial development and small firms

Consultation Paper on a new Planning Policy Statement 4: Planning for Sustainable Economic Development

Table A7	
Title	Consultation Paper on a new Planning Policy Statement 4: Sustainable Economic Development
Proponent body	DCLG
Status (e.g. statutory, non-statutory)	Statutory
Date produced	December 2007
Why is it relevant to the Local Development Framework?	
<p>The consultation paper seeks comments on a draft Planning Policy Statement on sustainable economic development. The purpose of this statement is to put in place a national planning policy framework for economic development at regional, sub-regional and local levels for both urban and rural areas.</p> <p>Operating within this framework, it will be the responsibility of the regional planning bodies and local planning authorities to determine how best to plan for economic development, in the context of their responsibilities and taking account of their particular local circumstances. This draft Planning Policy Statement complements and should be read together with other relevant statements of national planning and economic development policy, in particular Planning Policy Statement 1: Delivering Sustainable Development, and its Annex on Climate Change.</p> <p>This draft statement has been developed in response to recommendations made in the <i>Review of Land Use Planning</i> by Kate Barker published in December 2006, a commitment made in the White Paper <i>Planning for a Sustainable Future</i> published in May 2007 and the proposals set out in the <i>Review of sub-national economic development and regeneration</i> published in July 2007.</p> <p>Planning Policy Statement 4, when published in its final form, should be taken into account by local planning authorities and regional planning bodies in the preparation of their Local Development Framework and Regional Spatial Strategies.</p>	
Key messages, requirements, objectives	
Economic Development – policy outcomes	
<p>The Government's key policy outcomes for economic development are to:</p> <ul style="list-style-type: none"> • Raise the productivity of the UK economy; • Maximise job opportunities for all; • Improve the economic performance of all English regions and reduce the gap in economic growth rates between regions; • Deliver sustainable development, the key principles of which, including responding to climate change, are set out in Planning Policy Statement 12 and the annex to PPS1 on Climate Change; • build prosperous communities by improving the economic performance of cities, sub regions and local areas, promoting regeneration and tackling deprivation. <p>Regional planning bodies and local planning authorities should plan to encourage economic growth. In seeking to achieve positive planning for economic development, the Government's desired objectives are:</p> <ul style="list-style-type: none"> • A good range of sites identified for economic development and mixed-use development; • A good supply of land and buildings which offers a range of opportunities for creating new jobs in large and small businesses as well as start-up firms and which is responsive to changing needs and demands; • High quality development and inclusive design for all forms of economic development; • Avoiding adverse impacts on the environment, but where these are unavoidable, providing mitigation; and • Shaping travel demand by promoting sustainable travel choices wherever possible. <p>Positive plan making for economic development: Regional planning bodies and local planning authorities should plan positively and proactively to encourage economic development, in line with the principles of sustainable development. In particular they should develop flexible policies which are able to respond to economic change and the need for co-ordination with infrastructure and housing provision.</p>	

Using evidence to plan positively:

Regional planning bodies and local planning authorities should use a wide evidence base to understand both existing business needs and likely changes in the market, to prepare policies to support sustainable economic development in their area.

- Thoroughly assess the existing supply of land available for economic development – through an employment land review
- Take account of relevant market information and economic data
- Maintain an up-to-date assessment of the demand for employment land, taking into account the wider spatial vision for the area or where monitoring reveals an excess or shortfall of employment land.
- Identify, protect and promote key distribution networks, and locate or co-locate – developments which generate substantial freight movements in such a way as to minimise carbon emissions.
- For telecommunications networks, provide an appropriate framework, including – policies and proposals for the siting and external appearance of telecommunications developments;
- For office (B1a) development, give preference to the identification of sites in or on – the edge of town centres for larger office development, consistent with the sequential approach in Planning Policy Statement 6.

Recognising the needs of business:

Recognising that they will not be able to anticipate all changes in the economic climate, local planning authorities should plan for, and facilitate a supply of land which will be able to cater for the differing needs of businesses and the expected employment needs of the whole community but which is flexible enough to be responsive to a changing economy or new business requirements. Local authorities should avoid designating sites for single or restricted use classes wherever possible and avoid carrying forward existing allocations where this cannot be justified.

Efficient and effective use of land:

Due to the increasing demands on the land available for development, local planning authorities should seek to make the most efficient and effective use of land and buildings, especially vacant or derelict buildings (including historic buildings) They should also take into account changing working patterns, economic data including price signals and the need for policies which reflect local circumstances.

Securing a high quality and sustainable environment:

Local planning authorities should seek to ensure that economic development, regardless of location, is of high quality and inclusive design which improves the character and quality of an area and the way it functions. They should also ensure that the design of new commercial development addresses the challenges posed by climate change and the pressures on the natural and historic environment.

Development Control – a positive approach:

Local planning authorities should adopt a positive and constructive approach towards proposals for economic development, operating within the context of the plan-led system.

Opportunities

Development plans should offer the opportunity to:

- encourage new development in locations which minimise the length and number of trips, especially by motor vehicles;
- encourage new development in locations that can be served by more energy efficient modes of transport (this is particularly important in the case of offices, light industrial development, and campus style developments such as science and business parks likely to have large numbers of employees);
- discourage new development where it would be likely to add unacceptably to congestion;
- locate development requiring access mainly to local roads away from trunk roads, to avoid unnecessary congestion on roads designed for longer distance movement.
- develop locational policies to help achieve the objective of reducing greenhouse gases through reducing the need to travel, and encouraging development in areas that can be served by more energy efficient modes of transport - such as rail or water (including coastal shipping).

Issues / Constraints

Difficulty in addressing achieving 'buy in' from developers and business to adopt higher standards to ensure economic development is environmentally sensitive i.e. lack of innovation/ will from developers to consider such technologies due to high costs of alternative energy supplies.

Additional costs to planning authorities associated with implementing and monitoring.

In particular the 'Recognising the needs of business section' (paragraphs 23 & 24) requires that Councils should avoid designating sites for single or restricted use classes. This could have a detrimental impact in achieving sustainable patterns of growth as well as diminishing the benefits such approaches bring on reducing amenity impacts on local communities in proximity to such sites.

This is a draft document and may not be adopted in this form. Changes may be made to the document before adoption.

How could the Local Development Framework respond

When published in its final form, this statement should be taken into account by local planning authorities in planning decisions and in the Local Development Framework, especially with regard to promoting sustainable economic development. We will need to consider the extent to which emerging local development documents should have regard to the policies in the final statement but they should not, in seeking to reflect new policies in plans, delay the plan-making process. The policies in the final statement may also be material, depending on the particular circumstances of the case, to decisions on individual planning applications and appeals.

The Local Development Framework evidence base already includes an Employment Land Review, which, together with the Local Development Framework and Sustainability Appraisal Economy and Employment Topic Paper also meets a number of additional evidence base requirements set out in the Draft statement. However, further studies and / or monitoring may need to be undertaken in order to achieve general conformity with national policy requirements.

Implications for the sustainability appraisal

Potential implication from expansion of monitoring requirements with Annex A of document setting out indicators for the Economy, Economic Performance, The Population and Workforce, the labour market, Land and Property Markets and Survey Data for Distinctive, Economic & Property challenges, Forecasts and Projections.

Cross references (General)	Cross reference (Topic Reviews)
<ul style="list-style-type: none"> ▪ Planning Policy Statement 1: Delivering Sustainable Development ▪ Planning Policy Statement: Planning and Climate Change. Supplement to Planning Policy Statement 1 ▪ Planning Policy Statement 3: Housing ▪ Planning Policy Statement 6: Town Centres ▪ Planning Policy Guidance 13: Transport ▪ Planning Policy Statement 22: Renewable Energy • Planning Policy Statement 25: Development and flood Risk 	<ul style="list-style-type: none"> Education and learning Retail and centres Natural resources and pollution Community development and involvement

Table A8	
Title	Consultation Paper on a new Planning Policy Statement 4: Planning for Prosperous Economies
Proponent body	DCLG
Status (e.g. statutory, non-statutory)	Statutory
Date produced	May 2009
Why is it relevant to the Local Development Framework?	
<p>This consultation is for a new planning policy statement which brings together all of the government's key planning policies into one place; aiming to create streamlined and coherent planning policies.</p> <p>In its final form; the statement will replace the whole of Planning Policy Guidance notes 4 and 5, Planning Policy Statement 6, the economic policy covered in Planning Policy Statement 7 and policy relating to parking standards in Planning Policy Guidance note 13.</p> <p>The planning policies will apply to 'B' use classes and main town centre uses (retail, leisure / entertainment, offices, arts / culture and tourism).</p>	
Key messages, requirements, objectives	
<p>The Government's main objectives for prosperous economies are:</p> <ul style="list-style-type: none"> • Achieve sustainable economic growth • Raise productivity through promoting investment, innovation, competition, skills and enterprise • Build prosperous communities through reducing gaps in growth rates in tackling deprivation • Deliver more sustainable patterns of development, responding to climate change • Promote high quality and inclusive design • Improve accessibility, with development well-served by a choice of means of transport • Improve the vitality and viability of centres by focusing new economic growth on centres, maintaining competition between retailers and enhanced consumer choice, providing efficient and innovate shopping, leisure and tourism and maintaining / enhancing the historic environment to help foster a sense of place • Promote social inclusion by ensuring that all communities are well placed to access a range of main town centre uses <p>Plan Making Policies:</p> <p>Evidence Based:</p> <ul style="list-style-type: none"> • Planning policies should be based on robust evidence, but need to be flexible to allow for changes in economic circumstance. • Evidence for regional and local plan making needs to be proportionate and a list of evidence that is expected is provided. <p>Economic Development:</p> <ul style="list-style-type: none"> • Local planning approach to economic development should support sustainable economic growth and make full use of planning tools such as area action plans, town centre strategies and business improvement districts. • Existing sectors should be supported, but opportunities for clusters / networks of knowledge based industries should be explored. • Land and buildings must be used effectively and there should be enough flexibility to provide for different sizes and sectors. • Evidenced based policies for the provision of infrastructure should be included. <p>Town Centres:</p> <ul style="list-style-type: none"> • Network and hierarchy of centres; similar to in PPS 6 • Identifying strategies / roles for different centres in order to accommodate and manage growth • Reversing decline of declining centres through increasing diversity of uses and improving their environment; where reversing decline is not realistic consider changing Primary Shopping Area and identify floorspace thresholds for edge/out-of-centre development. • Diversification of uses should be supported and the role of small shops should be recognised. Markets should be retained and enhanced. 	

- The evening and night-time economy should encompass a diverse / wide-range of uses.

Decision Making Policies:

- The economic, environmental and social costs of development must be considered alongside planning policy.
- A wide range of economic, social and environmental information, to be used to determine applications, is listed.
- Policy should ensure that existing shops / services (in villages and local centres) are protected to serve the day-to-day needs of communities
- Car parking standards apply unless applicant can demonstrate a higher level of parking is needed for the location / operational reasons.
- Sequential approach is similar to PPS 6
- Impact assessment is similar to PPS 6 consultation – this should encompass a wide range of environment, social and economic impacts focused on the first five years of the proposal

Opportunities

- The ‘town centre first’ approach is maintained
- The impact of development on deprived areas / social inclusion gives greater scope for regeneration projects.

Issues / Constraints

How could the Local Development Framework respond

Implications for the sustainability appraisal

Cross references (General)

Cross reference (Topic Reviews)

Table A9	
Title	Planning Policy Guidance 5: Simplified planning zones
Proponent body	ODPM
Status (e.g. statutory, non-statutory)	Statutory
Date produced	1992
Why is it relevant to the Local Development Framework?	
<p>Planning Policy Guidance 5 outlines the general nature and role of Simplified Planning Zones, explaining their benefits in the promotion of particular areas, how Simplified Planning Zone schemes can be created and the nature of their relationship to development plans.</p> <p>Simplified Planning Zones achieve their effect by granting planning permission for specified types of development. Conforming schemes can go ahead without a separate planning application being made, thus providing speed and certainty for all parties.</p>	
Key messages, requirements and objectives	
<p>Simplified Planning Zones are one weapon in an authority's potential armoury to help secure development or redevelopment in parts of their areas. The procedures have been streamlined to facilitate their use. A scheme for an Simplified Planning Zone achieves its effect by granting planning permission for the types of development it specifies, subject to any conditions or limitations attached. Any conforming development started within 10 years of making the scheme does not require a separate planning application.</p> <p>Where it is intended that planning permission for particular development proposed in development plan will be granted by making an Simplified Planning Zone scheme, this should be indicated in the plan's reasoned justification.</p> <p>A plan should also take account of any existing Simplified Planning Zone schemes in the area. Conversely, the authority should indicate in the Simplified Planning Zone written statement the relationship of their Simplified Planning Zone proposals to those of the development plan for the area.</p> <p>Simplified Planning Zones should, normally be closely related to plan policies and proposals and thereby reflect the social, economic and environmental considerations to which development plans must have regard.</p>	
Opportunities	
<p>For the <i>developer or landowner</i>, Simplified Planning Zones offer savings in time, money and effort. They avoid the need for delay while planning applications are considered for successive stages of a large development. They provide certainty on what is permitted without the need to make a specific planning application and pay the associated fee, and flexibility to make changes in a project within the framework of the scheme where these are necessary to respond to market demands. They create development value in land, at the local authority's initiative, and thus can make project funding more certain for inward investors.</p> <p>For <i>local planning authorities</i>, Simplified Planning Zones can be a useful promotional tool, as discussed below, because an incoming investor can have the certainty of being able to start construction work without delay. They also allow authorities to promote their own solutions for sites where an owner seems unwilling to bring forward an application for development. Simplified Planning Zones can also offer administrative savings for authorities, though they will wish to satisfy themselves that adequate arrangements are in place to ensure that developments conform to the terms of schemes.</p> <p>Simplified Planning Zones will normally be most appropriate in older urban areas where there is a particular need to promote regeneration and to encourage economic activity. Old industrial sites and sites in single ownership may be particularly suitable for Simplified Planning Zone treatment. But there may be other areas where carefully thought out Simplified Planning Zone schemes could be of benefit, where design flexibility is to be encouraged within an overall framework of control. One example might be an extensive tourist operation where, within a large site, frequent investment in new attractions is needed.</p>	
Constraints	
<p>Guidance is in need of updating into Planning Policy Statement to provide clarity on integration and preparation of Simplified Planning Zone in Local Development Frameworks</p>	
How could the Local Development Framework respond?	

For the Local Development Framework to consider Simplified Planning Zones as part of the wider Local Development Framework programme i.e. form part of delivery functions of Core Strategy and Allocations and Infrastructure Development Plan Document.

Implications for the SEA / Sustainability Appraisal

Not a key document for appraisal.

Cross references (General)

Cross reference (Topic Reviews)

Table A10	
Title	Planning Policy Statement 6: Planning for Town Centres
Proponent body	DCLG
Status (e.g. statutory, non-statutory)	Statutory
Date produced	Published 2005
Why is it relevant to the Local Development Framework?	
<p>This Planning Policy Statement replaces Revised Planning Policy Guidance Note 6: Town Centres and Retail Developments (Planning Policy Guidance 6, 1996) and subsequent policy statements.</p> <p>Planning Policy Statements set out the Government's national policies and principles on different aspects of planning. The policies in this statement apply throughout England and focus on a range of issues relating to planning for the future of town centres and the main uses that relate to them. These policies complement, but do not replace or override, other national planning policies and should be read in conjunction with other relevant statements of national planning policy. The policies set out in this statement should be taken into account by regional planning bodies in the preparation of revisions to Regional Spatial Strategies,</p>	
Key messages, requirements and objectives	
<p>The Government's key objective for town centres is to promote their vitality and viability by:</p> <ul style="list-style-type: none"> • planning for the growth and development of existing centres; and • promoting and enhancing existing centres, by focusing development in such centres and • encouraging a wide range of services in a good environment, accessible to all. 	
Opportunities	
<ul style="list-style-type: none"> • Develop a hierarchy and network of centres. Consider the need for new centres. • Assess the need for further main town centre uses and ensure there is the capacity to accommodate them • Focus development in, and plan for the expansion of, existing centres as appropriate. Select appropriate town centres to accommodate identified need for growth. Where centres are in decline opportunities should be sought to consolidate and strengthen them or reclassify them at a lower level in the hierarchy. <p>Develop spatial policies and proposals to promote and secure investment in deprived areas by strengthening and/or identifying opportunities for the growth of existing centres and seek to improve access to local facilities.</p> <ul style="list-style-type: none"> • Define primary shopping area on the Proposals Map. • Include policies that encourage well-designed and, where appropriate, higher density development within and around centres. • Residential or office development should be encouraged about ground floor retail and leisure uses. • Include policies to manage the evening economy in town centres. • Promote town centre management • Regularly review and monitor the impact and effectiveness of policies on the vitality and viability of town centres. 	
Economy and Employment Specific	
<ul style="list-style-type: none"> • Paragraph 1.8 confirms that the main town centre uses to which this policy statement applies include "...offices, both commercial and those of public bodies;" • Planning Policy Statement 6 requires that the proposed development of town centre uses be considered according to a sequential approach, starting with development in existing centres followed by edge-of-centre locations and finally out-of-centre sites. Paragraph 3.9 states that; <i>"need must be demonstrated for any application for a main town centre use which would be in an edge-of-centre or out-of-centre location and which is not in accordance with an up-to-date development plan document strategy."</i> • Paragraph 2.39 makes clear that studies of the need for office floorspace should be undertaken (guidance is due out later this year) and be informed by regional assessments, as well as taking into account the local hierarchy and capacity of centres. Paragraph 2.51 states that in selecting sites for allocation the Local Planning Authority should consider the degree to which other considerations, such as physical regeneration, employment and economic growth, may be material to the choice of appropriate locations for development. 	
Constraints	
<ul style="list-style-type: none"> • Wherever possible, growth should be accommodated by more efficient use of land and buildings within existing centres before extension of centres is considered. 	

- Where growth cannot be accommodated in identified existing centres, we should plan for the extension of the primary shopping area if there is a need for additional retail provision or, where appropriate, plan for the extension of the town centre to accommodate other main town centre uses – first, we need to re-define our existing Primary Shopping Area.
- Where reversing the decline of centres is not possible through consolidation and strengthening (as mentioned above) and they may be a need to reclassify them at a lower level within the hierarchy of centres.

How could the Local Development Framework respond?

- Assess the need for new floorspace for retail, leisure and other main town centre uses.
- Identify deficiencies in provision, assess the capacity of existing centres to accommodate new development, including where appropriate, the scope for extending the primary shopping area and/or town centre, and identify centres in decline where change needs to be managed
Identify the centres where development will be focused, as well as the need for any new centres (with priority given to deprived areas), and develop strategies for developing and strengthening centres within the Borough.
- Redefine the extent of the primary shopping areas and the town centres – an opportunity to revisit Wigan's Prime Shopping Area and town centre boundaries.
- Identify and allocate sites for retail development.
- Develop spatial policies and proposals to promote and secure investment in deprived areas by strengthening and/or identifying opportunities for the growth of existing centres and seek to improve access to local facilities.
- Set out criteria based policies for assessing and locating new development proposals, including development on sites not allocated in development plan documents – opportunity to strengthen further the shopping policies in the Unitary Development Plan.
- Measuring vitality and viability: health checks for town centres helps us to monitor how town centres are changing over time. The Planning Policy Statement requires the Council to regularly collect information to help with this based on a number of key indicators.
- Where centres are in decline opportunities exist to consolidate and strengthen them by seeking to focus a wider range of services there, promote the diversification of uses and improve the environment.
- Include policies that encourage well-designed and, where appropriate, higher density development within and around centres.
- Include policies to manage the evening economy in town centres.
- Promote town centre management
- Provide for local shopping and other services – revisit the network of local centres

Implications for the SEA / Sustainability Appraisal

The appraisal framework to promote.

- Accessibility.
- Efficient reuse of land and buildings.
- Viable town centres.

Cross references	Cross reference (Topic Reviews)
	<ul style="list-style-type: none"> ▪ Housing ▪ Retail and Centres ▪ Economy and Employment ▪ Landscape, townscapes and buildings

Table A11

Title	Consultation on Proposed Changes to Planning Policy Statement 6: Planning for Town Centres
Proponent body	DCLG
Status (e.g. statutory, non-statutory)	Statutory
Date produced	July 2008
Why is it relevant to the Local Development Framework?	
<p>Planning Policy Statement 6 sets out the main policy focus in England for planning for the future of town centres and the main uses relating to them. The proposed changes to the Planning Policy Statement arise from Kate Barker's Review of Land Use Planning. The Review found that the 'Need Test' tends to distort competition and denies consumers choice. The removal of the 'Need Test' was proposed in the 2007 Planning White Paper <i>Planning for a Sustainable Future</i>.</p>	
Key messages, requirements and objectives	
<ul style="list-style-type: none"> • The revised planning policy statement will reflect the structure of the original but with changed policy balance placing emphasis on competition and economic prosperity. • The proposed changes relate to how some planning applications should be considered and tested with the removal of the requirement for applicants to demonstrate need. • The existing impact assessment requirement is replaced by a new impact test. • There is no longer mention of needing to rebalance the network of centres to ensure that there isn't over-dominance from the largest centres. • The proposed changes no longer require changes to the status of existing centres, or identification of new centres of more than local importance to be addressed through regional spatial strategies. • Significant changes in the role and function of centres should be taken forward through the Development Plan process, not through planning applications. • Local Planning Authorities are advised to take the opportunity to expand their town centres and to identify development opportunities for a wide range of uses. Leisure and local services that enhance consumer choice and promote competition are encouraged. • When producing Development Plan Documents, Local Planning Authorities are encouraged to take into account relevant market information, economic data and price signals and, with site allocations, the guidance suggests that allocations should not be unduly restrictive. • The 5 tests contained in paragraph 2.28 for site selection (including need) remain but amended para 2.33 no longer places weight on quantitative need for additional floorspace. • Of the five tests set out in the existing paragraph 3.4, only site selection (sequential test) and impact remain. The other three tests are removed – need; scale and accessibility. • Impact assessments are now only required for applications with a gross floor area of over 2,500m² in edge or out of centre sites. Smaller proposals may require assessment where they impact on smaller centres. • Impact considerations include: <ul style="list-style-type: none"> ○ How the proposal relates to the Development Plan for the area; ○ The impact on the existing, committed and planned public/private investment in a centre/centres in the area and on sites outside the Town Centre; ○ Whether an edge-of-centre proposal is of an appropriate scale (gross floorspace) in relation to size and role of it's catchment; ○ For retail and leisure proposals whether there will be an impact on in-centre trade/turnover, taking account of current and future consumer expenditure in the catchment area (up to 5 years from the time the application is made). 	

- The extent to which the proposal will promote or undermine Town Centre vitality and viability in terms of the range, quality and type of goods;
 - The extent to which the proposal would benefit deprived areas and promotes social inclusion and how the proposal will affect employment in the area.
- Where the above points demonstrate that the proposal is likely to have significant adverse impact on the Town Centre, refusal may be justified. Where impacts are outweighed by economic, social or environmental benefits, the proposals may be viewed favourably.

Opportunities

- The proposed changes to the Planning Policy Statement see that the ‘town centre first’ approach is retained.
- The town centre impact test is now more extensive.
- There is now more emphasis on the regeneration benefits associated with retail. The ‘need test’ was previously an obstacle to bringing forward some edge-of-centre sites.
- The inclusion of retail diversity in the impact test, provides a policy basis for creating more diverse/distinctive town centres.

Issues and constraints

- There is no longer a need for regional and local planning bodies to consider over-concentration of growth in larger centres. This is unable to address growing polarisation with the likes of Manchester, Liverpool and the Trafford Centre continue to attract investment.
- Low growth areas do not seem to have been considered.
- The impact assessment is based on a large amount of data, so it is essential that this data is consistent and easily available.
- The new impact assessment framework will allow greater room for manoeuvre for retailers and developers.

How could the Local Development Framework respond?

When the changes are published in their final form, Local Development Framework will need to reflect this. The wording changes to the Statement look to make retail/town centre policies more robust, through using relevant market information and economic data. Retail policy will need to take full consideration of the new town centre impact test.

Implications for the sustainability appraisal

Cross references (General)

Cross Reference (Topic Reviews)

- Retail and Centres
- Economy and Employment
- Accessibility

Table A12	
Title	Planning Policy Statement 7 Sustainable Development in Rural Areas
Proponent body	DCLG
Status (e.g. statutory, non-statutory)	Statutory
Date produced	Published 2004
Why is it relevant to the Local Development Framework?	
Sets out the Government's planning policies for rural areas, which local authorities should have regard to when preparing local development documents, and when taking planning decisions	
Key messages, requirements and objectives	
<ul style="list-style-type: none"> • Links to the principles set out in Planning Policy Statement 1 Sustainable Development. • Requires continued protection of the open countryside for the benefit of all, with the highest level of protection for our most valued landscapes and environmental resources. • Providing appropriate leisure opportunities to enable urban and rural dwellers to enjoy the wider countryside, without harming the character of the countryside • Developing competitive, diverse and thriving rural enterprise that provides high quality products that the public wants. • Support new development with improvements to public transport, walking and cycling. • Strict control over new house building in the countryside away from established settlements or from areas allocated for housing in development plans. • Must include policies to sustain, enhance and, where appropriate, revitalise country towns and villages. • Policies should allow for some limited development in or next to rural settlements that are not designated as local service centres, especially small-scale development that provides the most sustainable option. • Must set out criteria for permitting economic development in different locations, including the future expansion of business premises. • Must support small-scale local community facilities outside local service centres. Policies should support the retention of local facilities and services. • The best and most versatile agricultural land should be protected from speculative development. <p>Economy and Employment Specific</p> <ul style="list-style-type: none"> • The statement provides a policy framework to enable different types of development in rural areas to come forward which do not adversely impact upon the environment and ensures that the needs of local businesses and the community are met. • The need to enable a wide range of economic development opportunities to come forward in sustainable locations is advocated to revitalise and sustain towns and villages. • Planning Policy Statement 7 acknowledges the need for development to take place in locations that are not designated as local service centres to maintain the vitality of these areas, particularly in areas that are not well served by public transport. 	
Opportunities	
<ul style="list-style-type: none"> • Authorities might consider commissioning surveys and assessments of rural economic and social conditions and needs, including local housing needs – leading to better knowledge and decisions. • Employ criteria-based policies using tools such as landscape character assessments rather than rigid local designations which should only be maintained where it can be shown that criteria-based planning policies cannot provide the necessary protection. • Expansion of woodland areas is encouraged to provide more benefits for the environment and society. 	
Constraints	
<ul style="list-style-type: none"> • Potential conflicts between the need to protect the countryside from development and the need to encourage economic growth, revitalisation, tourism and leisure. Need to ensure that development does not isolate countryside settlements. 	
How could the Local Development Framework respond?	
<ul style="list-style-type: none"> • Local Authorities should facilitate and promote sustainable patterns of development and sustainable communities in rural areas. This should include policies to sustain, enhance and, where appropriate, revitalise country towns and villages; and for strong, diverse economic activity, whilst maintaining local character and a high quality environment. 	

- New development should be located in or near to local service centres where employment, housing, services and other facilities can be provided close together. This should help to ensure these facilities are served by public transport and provide improved opportunities for access by walking and cycling. These centres (which might be a country town, a single large village or a group of villages) should be identified in the development plan as the preferred location for such development’.
- Allowance should be made for ‘some limited development in, or next to, rural settlements that are not designated as local service centres, in order to meet local business and community needs and to maintain the vitality of these communities’.
- In the largely undeveloped countryside that separates the towns and villages, except where it is allocated for development in development plans, new building development should be strictly controlled. Planning policies should provide a positive framework for facilitating sustainable development that supports traditional land-based activities and makes the most of new leisure and recreational opportunities that require a countryside location. Planning authorities should continue to ensure that the quality and character of the wider countryside is protected and, where possible, enhanced’ and ‘have particular regard to any areas that have been statutorily designated for their landscape, wildlife or historic qualities.

Implications for the sustainability appraisal

Appraisal framework to include criteria that ensure:

- The most valued landscapes and environmental resources in the countryside are protected from development – even when development proposals are beneficial economically.
- The re-use of buildings and land to be encouraged.
- That tourism and leisure opportunities are promoted appropriately in all areas of the countryside.
- Rural settlements are not isolated and are able to diversify and progress.

Cross references (General)

Planning Policy Guidance 2: Greenbelts

Cross reference (Topic Reviews)

- Landscape
- Environment
- Safeguarded land and greenbelt
- Economy and employment
- Open space, sport and recreation.

Table A13	
Title	Planning Policy Guidance 8: Telecommunications
Proponent body	ODPM
Status (e.g. statutory, non-statutory)	
Date produced	2001
Why is it relevant to the Local Development Framework?	
<p>Planning Policy Guidance 8 gives guidance on planning for telecommunications development - including radio masts and towers, antennas of all kinds, radio equipment housing, public call boxes, cabinets, poles and overhead wires.</p> <p>This replaces Planning Policy Guidance 8 of December 1992 'Telecommunications' and Circular 04/99 'Planning for Telecommunications'</p>	
Key messages, requirements and objectives	
<p>Planning Policy Guidance notes set out the Government's policies on different aspects of planning. They should be taken into account by local planning authorities as they prepare their development plans, and may be material to decisions in individual applications for planning permission and prior approval and appeals.</p> <p>This Planning Policy Guidance, was effective from 22 August 2001, replaces Planning Policy Guidance 8 of December 1992 Telecommunications and Circular 4/99 Planning for Telecommunications. It gives guidance on planning for telecommunications development - including radio masts and towers, antennas of all kinds, radio equipment housing, public call boxes, cabinets, poles and overhead wires.</p>	
General Policy	
<ol style="list-style-type: none"> 1. The Government's policy is to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum. The Government also has responsibility for protecting public health. 2. The aim of telecommunications policy is to ensure that people have a choice as to who provides their telecommunications service, a wider range of services from which to choose and equitable access to the latest technologies as they become available. 3. The Government places great emphasis on its well established national policies for the protection of the countryside and urban areas - in particular the National Parks (including the Broads and the New Forest), Areas of Outstanding Natural Beauty, Sites of Special Scientific Interest, the Green Belts, the Heritage Coast and areas and buildings of architectural or historic importance. 4. Whilst local planning authorities are encouraged to respond positively to telecommunications development proposals, they should take account of the advice on the protection of urban and rural areas in other planning policy guidance notes. 5. Material considerations include the significance of the proposed development as part of a national network. In making an application for planning permission or prior approval, operators may be expected to provide evidence regarding the need for the proposed development. 6. Authorities should not seek to prevent competition between different operators and should not question the need for the telecommunications system which the proposed development is to support. 	
<p>Paragraph 11. Where a mast is to be installed on or near a school or college it is important that operators discuss the proposed development with the relevant body of the school or college concerned before submitting an application for planning permission or prior approval to the local planning authority.</p>	
<p>Paragraph 17. In Green Belts, telecommunications development is likely to be inappropriate unless it maintains openness. Inappropriate development may proceed only if very special circumstances are demonstrated which outweigh the degree of harm to the Green Belt.</p>	
<p>Paragraph 29. Health considerations and public concern can in principle be material considerations in determining applications for planning permission and prior approval. Whether such matters are material in a particular case is ultimately a matter for the courts. It is for the decision-maker (usually the local planning authority) to determine what weight to attach to such considerations in any particular case.</p>	
Opportunities	

Paragraph 1. The Government's policy is to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum. The Government also has responsibility for protecting public health.

Paragraph 9. Pre-application discussions should be carried out between operators and local planning authorities on a specific development proposal and should be set in the context of the operator's strategy for telecommunications development in the area.

Paragraph 13. Where a mast is to be installed on or near a school or college the local planning authority should consult the relevant body of the school or college concerned and should take into account any relevant views expressed.

Paragraph 15. Local planning authorities and operators should work together to find the optimum environmental and network solution on a case-by-case basis.

Paragraph 20. The sharing of masts and sites is strongly encouraged where that represents the optimum environmental solution in a particular case. Authorities will need to consider the cumulative impact upon the environment of additional antennas sharing a mast or masts sharing a site.

Paragraph 22. Authorities are encouraged to help applicants identify existing and potential sites by making suitable local authority owned property available to users and by encouraging others to do the same with their property.

Constraints

Growing health and safety concerns regarding the use and location of telecommunications systems are causing significant constraints on the location of such infrastructure.

How could the Local Development Framework respond?

For the telecommunication companies and relevant institutions (education, health etc) to be specifically consulted with a view to identify suitable sites and telecommunication requirements for the borough and adjoining borough.

Core Strategy to provide strategic policies on the suitable locations for telecommunications infrastructure and the Allocations and Infrastructure Development Plan Document to provide specific criteria or indication of types of telecommunications that are suitable on specific sites.

Implications for the SEA / Sustainability Appraisal

Not a key document for broad appraisal. Provides background information.

Cross references (General)

- Planning Policy Guidance 2 Green Belts,
- Planning Policy Statement 7 Sustainable Development in Rural Areas
- Planning Policy Statement 9: Biodiversity and Geological Conservation
- Planning Policy Guidance 15: Planning and the Historic Environment

Cross reference (Topic Reviews)

- Communities
- Economy and Employment
- Accessibility
- Landscape, townscape and buildings
- Open Space, Play, Sport and Recreation

Table A14	
Title	Planning Policy Statement 9: Biodiversity and Geological Conservation
Proponent body	DCLG
Status (e.g. statutory, non-statutory)	Statutory
Date produced	Published August 2005
Why is it relevant to the Local Development Framework?	
<p>Planning Policy Statement 9 sets out planning policies on protection of biodiversity and geological conservation through the planning system. These policies complement, but do not replace or override, other national planning policies and should be read in conjunction with other relevant statements of national planning policy.</p>	
Key messages, requirements and objectives	
<ul style="list-style-type: none"> • To conserve, enhance and restore the diversity of England's wildlife and geology by sustaining, and where possible improving, the quality and extent of natural habitat and geological and geomorphologic sites; the natural physical processes on which they depend; and the populations of naturally occurring species which they support. • To contribute to rural renewal and urban renaissance by: <ul style="list-style-type: none"> – Enhancing biodiversity in green spaces and among developments so that they are used by wildlife and valued by people, recognising that healthy functional ecosystems can contribute to a better quality of life and to people's sense of well-being; – Ensuring that developments take account of the role and value of biodiversity in supporting economic diversification and contributing to a high quality environment. • To promote sustainable development by ensuring that biological and geological diversity are conserved and enhanced as an integral part of social, environmental and economic development, so that policies and decisions about the development and use of land integrate biodiversity and geological diversity with other considerations. • The aim of planning decisions should be to prevent harm to biodiversity and geological conservation interests. 	
Opportunities	
<ul style="list-style-type: none"> • Opportunities to Improve knowledge about the environment in the Borough and produce more robust policies by basing development plans and planning decisions on up-to-date information about the environmental characteristics of the area. Also assess the potential of areas to sustain and enhance such resources. • Incorporating biodiversity into new developments on previously developed land and in urban settings. 	
Issues and constraints	
None identified.	
How could the Local Development Framework respond?	
<p>Local development frameworks should:</p> <ul style="list-style-type: none"> • indicate the location of designated sites of importance for biodiversity and geodiversity, making clear distinctions between the hierarchy of international, national, regional and locally designated sites; and • Adopt a strategic approach to conservation, enhancement and restoration in the formulation of development plan policies. Identify any areas or sites for the restoration or creation of new priority habitats which contribute to regional targets, and support this restoration or creation through appropriate policies. • Promote the incorporation of conservation interests within the design of development. • Permit development proposals where the principle objective is to conserve biodiversity and geological conservation interest. • Where development proposals harm biodiversity and geological conservation interests, the Local Planning Authority needs to be satisfied that the development cannot be reasonably located on alternative sites resulting in less harm. In the absence of such sites, appropriate mitigation measures should be secured and if these cannot, appropriate compensatory measures should be agreed. If appropriate mitigation or compensation cannot be implemented to avoid significant harm, then planning permission should be refused. 	

Implications for the sustainability appraisal

- Appraisal framework to ensure that harm to biodiversity and geological resources is prevented and mitigated.
- Also promote the creation and enhancement of new habitats.
- It is important that cumulative and secondary impacts are considered thoroughly during impact assessment, particularly when developments can affect networks of natural habitats.

Cross references

- Regional Spatial Strategy for the North West (formerly Regional Planning Guidance 13)
- Draft Regional Spatial Strategy for the North West
- Draft Regional Spatial Strategy for the North West, Panel Report
- Working with the grain of nature: a biodiversity strategy for England.
- Biodiversity Action Plans for Wigan.

Cross reference (Topic Reviews)

- Biodiversity and nature conservation
- Environment, natural resources and pollution
- Waste
- Landscape, townscapes and buildings

Table A15	
Title	Planning Policy Statement 10: Planning for Sustainable Waste Management
Proponent body	DCLG
Status (e.g. statutory, non-statutory)	Statutory
Date produced	Published July 2005
Why is it relevant to the Local Development Framework?	
<p>This Planning Policy Statement replaces Planning Policy Guidance Note 10 (Planning and Waste Management) published in 1999 and forms part of the national waste management plan for the UK. The policies in this Planning Policy Statement should be taken into account by:</p> <ul style="list-style-type: none"> • waste planning authorities in discharging their responsibilities • regional planning bodies in the preparation of regional spatial strategies • Local planning authorities in the preparation of local development documents. <p>They may also be material to decisions on individual planning applications. These policies complement other national planning policies and should be read in conjunction with Government policies for sustainable waste management, in particular those set out in the National Waste Strategy 3.</p> <p><i>“The planning system is pivotal to the adequate and timely provision of the new facilities that will be needed to facilitate a step change in the way waste is handled”</i></p>	
Key messages, requirements and objectives	
<ul style="list-style-type: none"> • To protect human health and the environment by producing less waste and by using it as a resource wherever possible. • Local Development Documents should reflect the local authority's contribution to delivering the Regional Spatial Strategy. • A Core strategy should be prepared by the waste planning authority. The waste planning authority should also identify sites for waste management facilities based on locational criteria set out in the Planning Policy Statement. 	
Opportunities	
<ul style="list-style-type: none"> • Opportunity to promote on site management of waste where it arises. • Good design and layout in new development can help to secure opportunities for sustainable waste management. • Restrict movement of waste wherever possible by reducing waste at source. 	
Constraints	
<ul style="list-style-type: none"> • Growing waste streams, compounded by challenging targets. 	
How could the Local Development Framework respond?	
<ul style="list-style-type: none"> • Plan policies on waste will adhere to the guidelines and criteria set out in Planning Policy Statement 10. 	
Implications for the sustainability appraisal	
<ul style="list-style-type: none"> • The framework should support the Government's planning objectives for waste management as set out in Planning Policy Statement 10. 	
Cross references	Cross reference (Topic reviews)
<ul style="list-style-type: none"> • Waste Strategy 2000 • Regional waste strategy for the North West • Greater Manchester Joint Waste Development Plan Document • Wigan Municipal Solid Waste Strategy 	<ul style="list-style-type: none"> • Waste • Environment, natural environment and pollution

Table A16	
Title	Planning Policy Guidance 13: Transport
Proponent body	DCLG
Status (e.g. statutory, non-statutory)	Statutory
Date produced	Published March 2001.
Why is it relevant to the Local Development Framework?	
<p>This forms the basis of transport policy advice to Planning Authorities. By shaping the pattern of development and influencing the location, scale, density, design and mix of land uses, planning can help to reduce the need to travel, reduce the length of journeys and make it safer and easier for people to access housing, jobs, shopping, leisure facilities and services by public transport, walking, and cycling. Consistent application of these planning policies will help to reduce some of the need for car journeys (by reducing the physical separation of key land uses) and enable people to make sustainable transport choices.</p>	
Key messages, requirements and objectives	
<p>Use of land use planning to encourage modal shift to sustainable options.</p> <p>Planning Policy Guidance 13 sets out to integrate planning and transport at the national, regional, strategic and local level to:</p> <ol style="list-style-type: none"> 1. <i>Promote more sustainable transport choices for both people and for moving freight</i> 2. <i>Promote accessibility for jobs, shopping, leisure facilities and services by public transport, walking and cycling, and</i> 3. <i>Reduce the need to travel, especially by car</i> <ul style="list-style-type: none"> • Patterns of urban growth should be managed to maximise the use of public transport – major generators of travel demand should be focused in city, town and district centres and near to major public transport interchanges. Development comprising jobs, shopping, leisure and services should offer a realistic choice of access by public transport, walking and cycling, recognising that this may be less achievable in some rural areas. • Promotion of mixed use sites. • Ensure the needs of disabled people as pedestrians, public transport users and motorists are taken into account. • Protect sites and routes which could be critical in developing future infrastructure to widen transport choices for passenger and freight movement. • Design of transport facilities and infrastructure should consider issues of road safety and personal security • It aims to promote accessibility to housing, jobs, shopping, leisure facilities and services by public transport, walking and cycling and to reduce the need to travel, especially by car. • Acknowledges that public/private partnerships are required to deliver transport solutions and investment. <p>Economy and Employment Specific</p> <ul style="list-style-type: none"> • In relation to B1 offices, paragraphs 32 to 34 state that Local Authorities should identify sites appropriate for B1 uses which are accessible by public transport, walking and cycling. ICT is identified as a means of reducing the need to travel by enabling home working and more flexible travel patterns. 	
Opportunities	
<ul style="list-style-type: none"> • Accompanying Transport Assessment must illustrate accessibility to the site by all modes and the likely modal split, details of measures to improve public transport, walking and cycling, parking. • Opportunities to combine retail and leisure proposals with existing edge of centre developments so that improvements to public transport can be negotiated. • Use of planning conditions and planning obligations to deliver infrastructure improvements and demand management measures that encourage more sustainable travel choices. • Use of land use planning and planning policies to encourage modal shift. • Using parking policies to promote sustainable transport choices. • Managing Travel Demand through use of effective policies, Travel Plans and on-site tools. 	

Constraints	
<ul style="list-style-type: none"> • The car will continue to have an important part to play for some journeys. • It is not possible to locate everything in the most accessible locations. Compromise is needed. • No definition as to what constitutes good quality public transport. • Good partnerships between Local Authorities, transport providers and operators, developers and businesses essential. Planning not always in a position to control. • Access to motorways will be restricted. 	
How could the Local Development Framework respond?	
<ul style="list-style-type: none"> • Local planning authorities should actively manage the pattern of urban growth, locate facilities to improve accessibility on foot and cycle, accommodate housing principally within urban areas and recognize that provision for movement by walking, cycling and public transport are important but may be less achievable in some rural areas. • It should “seek a greater intensity of development at places with good public transport accessibility, such as city, town, district and local centres or around major nodes along good quality public transport corridors”. • Create places that connect with each other sustainably day and evening. • Ensure needs of disabled people are fully met, especially since the car is often the only transport choice available. • Should set out sufficient detail to provide a transparent basis for the use of planning conditions and negotiating planning obligations for the provision of sustainable transport solutions. 	
Implications for the sustainability appraisal	
<ul style="list-style-type: none"> • Appraisal framework needs to encourage a modal shift towards sustainable methods of transport such as walking, cycling and public transport. • Objectives and questions should ensure that urban growth is managed to maximise the use of public transport and improve accessibility for all. • Road safety should also be covered by the framework. 	
Cross references	Cross reference (Topic Reviews)
<ul style="list-style-type: none"> • Regional Transport Strategy • Transport Assessments • Greater Manchester Local Transport Plan 	<ul style="list-style-type: none"> • Accessibility • Economy and Employment • Retail and Centres • Housing

Table A17	
Title	Planning Policy Guidance 14: Development on unstable land
Proponent body	ODPM
Status (e.g. statutory, non-statutory)	Statutory
Date produced	1990
Why is it relevant to the Local Development Framework?	
<p>These guidelines explain briefly the effects of instability on development and land use. Consideration is given to the responsibilities of the various parties to development and the need for instability to be taken into account in the planning process is emphasised. Ways in which instability might be treated in development plans and in considering applications for planning permission are outlined. The role of expert advice is emphasised and Appendices examine and explain the different causes of instability and indicate some possible sources of information.</p> <p>The purpose of these guidelines is principally to advise local authorities, landowners and developers on the exercise of planning controls over development on land which is unstable or is potentially unstable.</p>	
Key messages, requirements, objectives	
<p>The Government wishes to encourage the full and effective use of land in an environmentally acceptable manner. However, difficulties have been experienced in developing land in areas of past and present mining and in other areas where land is unstable or potentially unstable.</p> <p>The aim is not to prevent the development of such land, though in some cases that may be the appropriate response. Rather it is to ensure that development is suitable and that the physical constraints on the land are taken into account at all stages of planning. Any scope for remedial, preventive or precautionary measures must also be fully explored so that land is not sterilised unnecessarily. It is equally important that where instability problems do arise, they should be adequately recorded so that the experience gained can be of benefit to the wider community.</p>	
Opportunities	
<p>The principal aims of considering land instability at the planning stage are:-</p> <ul style="list-style-type: none"> • to minimise the risks and effects of land instability on property, infra-structure and the public; • to help to ensure that various types of development should not be placed in unstable locations without appropriate precautions; • to bring unstable land, wherever possible, back into productive use; and • to assist in safeguarding public and private investment by a proper appreciation of site conditions and necessary precautionary measures. 	
Issues / Constraints	
<p>The responsibility for determining whether land is suitable for a particular purpose rests primarily with the developer. In particular, the responsibility and subsequent liability for safe development and secure occupancy of a site rests with the developer and/or the landowner.</p> <p>Where there are reasons for suspecting instability, the developer should determine by appropriate site investigations and geotechnical appraisal whether:-</p> <ul style="list-style-type: none"> • the land is capable of supporting the loads to be imposed; • the development will be threatened by unstable slopes on or adjacent to the site; • the development will initiate slope instability which may threaten its neighbours; • the site could be affected by ground movements due to natural cavities; and • the site could be affected by ground movements due to past, present or foreseeable future mining activities. <p>where development is proposed on land which the planning authority knows is unstable or potentially unstable, it should ensure that the following issues are properly addressed by the development proposed:-</p> <ul style="list-style-type: none"> • the physical capability of the land to be developed; • possible adverse effects of instability on the development; • possible adverse effects of the development on the stability of adjoining land; and • possible effects on local amenities and conservation interests of the development and of any remedial or precautionary measures proposed. 	

In preparing and altering their development plans, local authorities need to take into account the possibility of ground instability. Development plans provide an opportunity to set out policies for the reclamation and use of unstable land. Any survey preparatory to drawing up development plans should identify as far as possible the physical constraints on land within the plan area in the same manner as any other planning constraint.

How could the Local Development Framework respond

For the Local Development Framework to clearly identify all known areas of ground instability and provide suitable policies to ensure the appropriate uses on this land.

Implications for the sustainability appraisal

Not a key document for broad appraisal. Provides background information.

Cross references

Cross reference (Topic Reviews)

Environment, natural resources and pollution

Table A18	
Title	Planning Policy Guidance 15: Planning and the Historic Environment
Proponent body	DCLG
Status (e.g. statutory, non-statutory)	Statutory
Date produced	Published 1994
Why is it relevant to the Local Development Framework?	
<p>This Planning Policy Guidance lays out government policies for the identification and protection of historic buildings, conservation areas, and other elements of the historic environment. It explains the role of the planning system in their protection.</p> <p>The frequently close link between controls over 'listed' buildings and conservation areas and development control decisions means that development and conservation generally need to be considered together. Part One of the Planning Policy Guidance deals with those aspects of conservation policy which interact most directly with the planning system.</p> <p>These include matters of economic prosperity, visual impact, building alterations, traffic and affect on the character of conservation areas. Part Two addresses the identification and recording of the historic environment including listing procedures, upkeep and repairs and church buildings.</p>	
Key messages, requirements and objectives	
<ul style="list-style-type: none"> • Encourage the satisfactory reuse of neglected historic buildings and groups of buildings • Include all criteria against which planning decisions are made • Include broad criteria for designating new conservation areas and review of existing conservation area boundaries. • Development control policies that apply to the whole area as well as to particular neighbourhoods • Detailed policies should be in Supplementary Planning Documents and referenced in the development plan. • Strategy for the economic regeneration of rundown areas • Proposals for the preservation and enhancement of conservation areas with policies identifying what parts of the character and appearance should be preserved or enhanced. This may include advertisement control. • Wherever possible new roads and other transport infrastructure should be kept away from listed buildings, conservation areas and historic sites. 	
Opportunities	
<p>Strategy for redevelopment of run-down areas includes transport infrastructure and accessibility issues.</p> <p>Changes of use may require different transport approaches from those adopted in original use of building.</p>	
Issues / constraints	
<p>Traffic problems may be discouraging reuse of historic buildings.</p> <p>A setting of a building may preclude certain transport decisions from being appropriate.</p>	
How could the Local Development Framework respond?	
Implications for the sustainability appraisal	
<p>Appraisal framework to promote the preservation and enhancement of the historic environment.</p>	
Cross references	Cross reference (Topic Reviews)
	<ul style="list-style-type: none"> • Landscape, townscape and buildings • Communities • Retail and centres • Accessibility • Housing • Economy and Employment

Table A19	
Title	Planning Policy Guidance 16: Archaeology and Planning
Proponent body	DCLG
Status (e.g. statutory, non-statutory)	Statutory
Date produced	Published 1990
Why is it relevant to the Local Development Framework?	
<p>This Planning Policy Guidance sets out the government's policy on archaeological remains on land and how they should be preserved or recorded both in an urban setting and in the countryside.</p> <p>It gives advice on the handling of archaeological remains and discoveries through the development plan and development control systems, including the weight to be given to them in planning decisions and planning conditions.</p> <p>Explanation is given of the importance of archaeology and of procedures in the event of archaeological remains being discovered during development.</p>	
Key messages, requirements and objectives	
<ul style="list-style-type: none"> • Archaeological remains are a finite, non-renewable resource that should be identified, recorded and in some cases preserved from development. • A balance must be considered between the need for development and the importance of archaeological remains. When nationally important remains and their settings are affected there should be a presumption in favour of their physical preservation. • The case for the preservation of archaeological remains must be assessed on the individual merits of each case. • Archaeological issues are often important in minerals planning. 	
Opportunities	
<ul style="list-style-type: none"> • Use of planning conditions to secure site excavations and recordings before development. • Early identification of potential issues to avoid discovery of archaeological remains during development. 	
Constraints	
<ul style="list-style-type: none"> • With the demands of modern society it is not always feasible to save all archaeological remains. • Excavation is expensive and time-consuming and discoveries may have to be evaluated in a hurry against an inadequate research framework. • This Planning Policy Guidance is 17 years old. 	
How could the Local Development Framework respond?	
<ul style="list-style-type: none"> • Strike the right balance - Local Development Framework should reconcile the need for development with the interests of conservation. • Set appropriate policies for protection of sites. Allocate sites for protection. • Identify and protect remains of national importance as a priority. 	
Implications for the sustainability appraisal	
<ul style="list-style-type: none"> • Appraisal framework to ensure sites and monuments of importance (including their settings) are protected from development; or mitigated for when it is unavoidable and deemed the favourable option. 	
Cross references	Cross reference (Topic Reviews)
<ul style="list-style-type: none"> • Planning Policy Guidance 15 Planning and the Historic Environment 	<ul style="list-style-type: none"> • Landscape, townscape and buildings

Table A20	
Title	Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation
Proponent body	DCLG
Status (e.g. statutory, non-statutory)	Statutory
Date produced	Published July 2002
Why is it relevant to the Local Development Framework?	
<p>This Planning Policy Guidance describes the role of the planning system in assessing opportunities and needs for sport and recreation provision and safeguarding open space which has recreational value.</p> <p>The guidance observes that it is part of the function of the planning system to ensure that through the preparation of development plans adequate land and water resources are allocated for organised sport and informal recreation.</p> <p>It says that local planning authorities should take account of the community's need for recreational space, having regard to current levels of provision and deficiencies and resisting pressures for development of open space which conflict with the wider public interest.</p> <p>It discusses the role of all levels of plan, planning agreements, and the use of local authority land and compulsory purchase powers. It discusses provision in urban areas, the urban fringe, the Green Belts, and the countryside and particular sports including football stadia, water sports and golf.</p>	
Key messages, requirements and objectives	
<ul style="list-style-type: none"> ▪ Local authorities should set local standards for open space, sports and recreation based on assessments of local need and audits of existing facilities. Local standards should include quantitative, qualitative and accessibility issues. ▪ Open space, sports and recreation facilities of high quality or particular value to a local community should be protected through appropriate policies. ▪ No net loss of open space and playing fields, and aim to improve quality. ▪ Ensure that open spaces are not put under additional pressure from traffic, increased overlooking or other encroachment. ▪ New areas for open space, sports and recreational facilities should contribute to a range of sustainability objectives including neighbourhood renewal, regeneration, urban and rural renaissance, community safety, tourism and sustainable transport. 	
Opportunities	
<ul style="list-style-type: none"> • Assessments of the existing and future needs of communities for open space, sports and recreational facilities will lead to more effective and robust planning policies. Will also identify opportunities for improved or new open space and recreational facilities. • Audits of quality will be particularly important as they will allow local authorities to identify potential for increased use through better design, management and maintenance. • Planning obligations should be used as a means to remedy local deficiencies in the quality or quantity of open space, sports and recreational provision. Compensation should also be secured when open land is unavoidably lost. 	
Issues and constraints	
<ul style="list-style-type: none"> • Development pressure on open space – should not be allowed unless an assessment has been undertaken which has clearly shown the open space or buildings and land to be “surplus to requirements”. • Designation of areas for nature conservation should not preclude the use of the land for sporting and recreational activities, but noisy or intrusive activities should be restricted to locations where they will have minimal or no impact on residents and other recreational users. 	
How could the Local Development Framework respond?	
<p>The Unitary Development Plan policies C1B and C1C reflected Planning Policy Guidance 17 relative to the Council's reasonable position at that time, i.e. we hadn't yet completed the audit of provision and undertaken an assessment of needs. With the audit now having been completed and the assessment of needs due to be completed in June 07, the policies will need to be reoriented in response to the conclusions of those studies. In particular, we will need to extend the standards in Policy C1B to include other types of open space; safeguard key areas of open space; and designate new sites and/or facilitate new provision in response to any identified gaps.</p>	
Implications for the sustainability appraisal	

Include criteria in the appraisal framework that ensure adequate open space, sport and recreational activities are encouraged in both urban and rural areas.

Cross references	Cross reference (Topic Reviews)
Wigan grass playing pitch strategy SHAPE strategy Planning Policy Guidance 2 Green Belt Planning Policy Guidance 7 Sustainable development in rural areas	<ul style="list-style-type: none">•Open space, sport and recreation•Environment, natural resources and pollution•Biodiversity and nature conservation•Landscape, townscape and buildings

Table A21	
Title	Planning Policy Guidance 18: Enforcing planning control
Proponent body	Department for Communities and Local Government
Status (e.g. statutory, non-statutory)	Statutory
Date produced	1991
Why is it relevant to the Local Development Framework?	
<p>The Guidance introduces new and improved enforcement powers given to local planning authorities by the Planning and Compensation Act 1991. The note outlines the general approach to enforcement, including the primary responsibility of Local Planning Authorities in the matter and the decisive issue of whether a breach of planning control would unacceptably affect public amenity or the existing use of land and buildings meriting protection in the public interest.</p>	
Key messages, requirements and objectives	
<p>The improved powers enforcement powers that the 1991 act introduced are:</p> <ul style="list-style-type: none"> • The power to serve a "planning contravention notice" where it appears that there may have been a breach of planning control • The power to serve a "breach of condition notice" where there is failure to comply with any condition or limitation imposed on a grant of planning permission • The ability to seek an injunction to restrain any actual or expected breach of planning control • The power to serve a stop notice to prohibit the use of land as the site for a caravan occupied as a person's only or main residence, and to make a stop notice immediately effective where special reasons justify it and • Improved powers of entry on to land for the Local Planning Authorities authorised officer to obtain information required for enforcement purposes <p>The integrity of the development control process depends on the Local Planning Authority's readiness to take effective enforcement action when it is essential.</p> <p>Local Planning Authorities have the primary responsibility for taking whatever enforcement action may be necessary, in the public interest, in their administrative area.</p> <p>Effective planning enforcement can only be done where there is a good working relationship between the planning and legal bodies of the Council.</p> <p>Enforcement action may be a financial burden to small and medium enterprises and this should be considered by Local Planning Authorities in deciding how to handle a particular case.</p>	
Opportunities	
<p>To ensure enforcement of planning conditions and standards result in sustainable development across the borough.</p>	
Constraints	
<ul style="list-style-type: none"> ▪ Enforcement casework is often complex requiring sound legal solutions. ▪ Each case has to be considered on its own merits and in the context that enforcement action is a discretionary function. ▪ Action should only be taken as a last resort and only where it is expedient to do so. In delivering this part of the planning service. ▪ there is often issues regarding the need to deliver results within short timescales. 	
How could the Local Development Framework respond?	
<p>Ensure that policies clearly set out standards and signpost to other plans, policies and programmes wherever appropriate.</p> <p>Also ensure that Council's Enforcement team are involved in the preparation process to ensure there is a clear understanding of the Local Development Framework and that the framework is informed by issues identified through enforcement process.</p>	
Implications for the sustainability appraisal	
<p>Not a key document for broad appraisal. Provides background information.</p>	

Table A22	
Title	Planning Policy Statement 22: Renewable Energy
Proponent body	DCLG
Status (e.g. statutory, non-statutory)	Statutory
Date produced	Published 2004
Why is it relevant to the Local Development Framework?	
It sets out the Government's planning policies for renewable energy, which planning authorities should have regard to when preparing local development documents and when taking planning decisions.	
Key messages, requirements and objectives	
<p>Key Message</p> <p>Positive planning which facilitates renewable energy developments can contribute to all four elements of the Government's sustainable development strategy.</p> <ul style="list-style-type: none"> • social progress which recognises the needs of everyone • effective protection of the environment • prudent use of natural resources • maintenance of high and stable levels of economic growth and employment <p>Key principles</p> <ul style="list-style-type: none"> • Renewable energy developments should be capable of being accommodated in locations where the technology is viable and environmental, economic, and social impacts can be addressed satisfactorily. • local development documents should contain policies designed to promote and encourage, rather than restrict, the development of renewable energy resources. Local planning authorities should recognise the full range of renewable energy sources, their differing characteristics, locational requirements and the potential for exploiting them subject to appropriate environmental safeguards • At the local level, planning authorities should set out the criteria that will be applied in assessing applications for planning permission for renewable energy projects. • The wider environmental and economic benefits of all proposals for renewable energy projects, whatever their scale, are material considerations that should be given significant weight in determining whether proposals should be granted planning permission. • local planning authorities should not make assumptions about the technical and commercial feasibility of renewable energy projects (e.g. identifying generalised locations for development based on mean wind speeds). Technological change can mean that sites currently excluded as locations for particular types of renewable energy development may in future be suitable. • Small-scale projects can provide a limited but valuable contribution to overall outputs of renewable energy and to meeting energy needs both locally and nationally. Planning authorities should not therefore reject planning applications simply because the level of output is small. • Local planning authorities, regional stakeholders and Local Strategic Partnerships should foster community involvement in renewable energy projects³ and seek to promote knowledge of and greater acceptance by the public of prospective renewable energy developments that are appropriately located. Developers of renewable energy projects should engage in active consultation and discussion with local communities at an early stage in the planning process, and before any planning application is formally submitted. 	
Opportunities	
<ul style="list-style-type: none"> • The government "expects all authorities" to put in place policies to encourage at least 10% of energy to be provided by renewable sources on-site. • Regional spatial strategies and local development documents should contain policies designed to promote and encourage, rather than restrict the development of renewable energy sources. • Planning authorities should set out the criteria that will be applied in assessing applications for planning permission for renewable energy projects. 	

- Local planning authorities should only allocate specific sites for renewable energy plans where a developer has already indicated an interest in the site, has confirmed that the site is viable and that it will be brought forward during the plan period.
- Local planning authorities and developers should consider the opportunity for incorporating renewable energy projects in all new developments.
- Where renewable energy schemes are likely to impact upon European designated sites, Appropriate Assessment must be carried out.
- Local planning authorities should specifically encourage small scale renewables schemes through positively expressed policies in local development documents.
- Local Authorities may frame policies that require more than 10% of energy generation from new developments to come from on-site renewable energy developments.
- Whilst the sequential approach to location should not be used for renewables, some previously used development land that is not suitable for other uses (such as housing) may be suitable for renewable energy projects.

Constraints

- Policies for renewable energy on-site must ensure there is no “undue burden” on developers and that the installation of renewable energy equipment is viable.
- Potential clash with landscape and nature conservation objectives if potential for renewable is identified in such areas.

How could the Local Development Framework respond?

- Targets for renewable energy supply to be considered in Core Strategy and possible Supplementary Planning Documents on sustainable design and construction or Energy. Apply the 10% rule as a minimum.
- The Local Development Framework should also seek to identify key sites suitable for renewable energy production. These could include sites with existing development such as employment allocations which, due to their location and nature could have a reduced impact on the amenity of adjacent uses etc. In addition due the size and scale of buildings on employment sites roof and elevations of large buildings could be ideal locations for the situation of renewable energy sources (i.e. photovoltaic’s on roof space and elevations, ground source heating under floors, wind turbines in various suitable locations.)

Implications for the sustainability appraisal

- Sustainability Appraisal framework to include criteria and indicators for monitoring renewable in new development.
- Potential conflict with landscape and biodiversity objectives.

Cross references

- Supplement to Planning Policy Statement 1: Sustainable Development.
- Climate Change and Sustainable Energy Act, 2006
- Regional Energy Strategy for the North West

Cross reference (Topic Reviews)

- Energy and Climate Change
- Housing
- Economy and employment
- Landscape, townscape and pollution
- Energy

Table A23	
Title	<u>Planning Policy Statement 23: Planning and Pollution Control</u>
Proponent body	
Status (e.g. statutory, non-statutory)	
Date produced	
Why is it relevant to the Local Development Framework?	
<p>This Planning Policy Statement applies in England only. It replaces the remaining extant parts of Planning Policy Guidance Note 23 <i>Planning and Pollution Control</i> published in 1994, which is hereby cancelled. Waste Planning, including operations under the Waste Management Licensing Regulations 1994 and the Pollution Prevention and Control Regulations 2000, in so far as they apply to waste management, is now dealt with in Planning Policy Guidance 10 <i>Planning and Waste Management</i> (September 1999), which is currently under review. Noise is covered by Planning Policy Guidance 24 <i>Planning and Noise</i> (1994). The impacts of transport on pollution will be covered in more detail in the forthcoming review of Planning Policy Guidance 13 <i>Transport</i> (2001).</p>	
Key messages, requirements, objectives	
<ul style="list-style-type: none"> • That the precautionary principle is used. This requires assessment of the costs and benefits of action, and transparency in decision-making. <p>This Statement advises that:</p> <ul style="list-style-type: none"> • any consideration of the quality of land, air or water and potential impacts arising from development, possibly leading to impacts on health, is capable of being a material planning consideration, in so far as it arises or may arise from or may affect any land use; • the planning system plays a key role in determining the location of development which may give rise to pollution, either directly or indirectly, and in ensuring that other uses and developments are not, as far as possible, affected by major existing or potential sources of pollution; • the controls under the planning and pollution control regimes should complement rather than duplicate each other; • the presence of contamination in land can present risks to human health and the environment, which adversely affect or restrict the beneficial use of land but development presents an opportunity to deal with these risks successfully; • contamination is not restricted to land with previous industrial uses, it can occur on greenfield as well as previously developed land and it can arise from natural sources as well as from human activities; • where pollution issues are likely to arise, intending developers should hold informal pre-application discussions with the Local Planning Authorities, the relevant pollution control authority and/or the environmental health departments of local authorities and other authorities and stakeholders with a legitimate interest; and • where it will save time and money, consideration should be given to submitting applications for planning permission and pollution control permits in parallel and coordinating their consideration by the relevant authorities. • Local Development Documents should set out the criteria against which applications for potentially polluting developments will be considered. (Appendix 1 contains a list of matters for consideration in preparing Local Development Documents and taking decisions on individual planning applications.) 	
Opportunities	
<p>To reduce instances of air, noise and light pollution at all stages of development and to address the issues of contamination.</p>	
Issues / Constraints	
<ul style="list-style-type: none"> • The planning and pollution control systems are separate but complementary. Pollution control is concerned with preventing pollution through the use of measures to prohibit or limit the release of substances to the environment from different sources to the lowest practicable level. It also ensures that ambient air and water quality meet standards that guard against impacts to the environment and human health. • The planning system controls the development and use of land in the public interest. It plays an important role in determining the location of development which may give rise to pollution, either directly or from traffic generated, and in ensuring that other developments are, as far as possible, not affected by major existing, or potential sources of pollution. 	

- The planning system should focus on whether the development itself is an acceptable use of the land, and the impacts of those uses, rather than the control of processes or emissions themselves. Planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced. They should act to complement but not seek to duplicate it.
- Close co-ordination between planning authorities, transport authorities and pollution control regulators is essential to meet the common objective that where development takes place, it is sustainable.

How could the Local Development Framework respond

Ensure that the Local Development Framework has full regard to the requirements of the statement, recognises the precautionary principle when considering sites for allocation and addresses land, air and water quality through partnerships.

Implications for the sustainability appraisal

Appraisal to consider strategic and cumulative causes of pollution.

Cross references (General)	Cross Reference (Topic Reviews)
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- Planning Policy Statement 1: *Creating Sustainable Communities*
- *A Better Quality of Life - A Strategy for Sustainable Development for the UK*
- *1992 Rio Declaration on Environment and Development.*
- the Pollution Prevention and Control Act 1999 and the Pollution Prevention and Control Regulations 2000 - which introduced the new regime for pollution prevention and control implementing the Integrated Pollution Prevention and Control Directive (96/61/EC);
- the Air Quality Strategy (2000) and its Addendum (2003) and the system of local air quality management under Part IV of the Environment Act 1995;
- the UK Climate Change Programme (November 2000), setting out details of the UK response to the challenge of climate change;
- the EC Water Framework Directive (2000/60/EC) - which establishes a framework for protecting the water environment, with the aim of achieving demanding chemical and ecological water quality targets by 2015;
- Part III of the Environmental Protection Act 1990 - which sets out controls over statutory nuisances;
- the Control of Major Accident Hazards Regulations 1999 (COMAH) - specifying requirements and plans for handling emergency procedures for handling incidents and restoration and clean-up following a major accident;
- Part IIA of the Environmental Protection Act 1990 - which provides a regime for the identification and remediation of contaminated land;
- the Environment Act 1995 - which set up the Environment Agency;
- the EC Directives on the Assessment of Environmental Effects (85/337/EEC as amended by 97/11/EC) implemented by the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (as amended by the

- Environment, natural resources and pollution
- Biodiversity and nature conservation
- Economy and employment
- Accessibility
- Retail and centres
- Energy
- Housing
- Waste

<p>Town and Country Planning (Environmental Impact Assessment) (England and Wales) (Amendment) Regulations 2000) - which requires the assessment of environmental effects of specified public and private projects before development consent is granted;</p> <ul style="list-style-type: none">• EU Environmental Liability Directive (2004/35/EC) which aims to establish a common framework for the prevention and remediation of environmental damage at reasonable cost to society; and• EU Emissions Trading Directive (2003/87/EC), which initially covers emissions of carbon dioxide from certain industrial activities.	
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Table A24	
Title	Planning Policy Statement 23 – Planning and Pollution Control and Annex 1 – Pollution Control, Air and Water Quality
Proponent body	Office of the Deputy Prime Minister
Status (e.g. statutory, non-statutory)	National Policy Document
Date produced	2004
Why is it relevant to the Local Development Framework?	
<p>Planning Policy Statement 23 sets out core policies relating to land use planning and pollution. It sets the principle that planning should promote a sustainable pattern of land use that will contribute to the country's economic social and environmental needs whilst recognising the precautionary principle.</p> <p>The document encourages early discussion and consultation regarding an application to ensure impacts are properly addressed and refers directly to Local Air Quality Management and Climate Change issues. In particular for Local Development Framework Annex 1 paragraphs 1.47 - 1.50 of the document describes the use of planning conditions and obligations in relation to air pollution impacts. In relation to obligations the policy guidance provided states :- <i>'Properly used, Section 106 Agreements can be used to improve air quality, make other environmental improvements before the development goes ahead or offset the subsequent environmental impact of a proposed development.'</i></p> <p>It also lists some measures which might be possible to consider for Section 106 Agreements including :-</p> <ul style="list-style-type: none"> - Supporting the public transport infrastructure - Other transport infrastructure such as walking and cycling routes and paths - Car free developments - Installation and operation of air quality monitoring equipment 	
Key messages, requirements, objectives	
<p>Policy requirement to properly consider and address impacts of land use development within sustainability framework and applying the precautionary principle.</p> <ul style="list-style-type: none"> • The planning system plays a key role in determining the location of development which may give rise to pollution, either directly or indirectly, and in ensuring that other uses and developments are not, as far as possible, affected by major existing or potential sources of pollution. • The overall aim of planning and pollution control policy is to ensure the sustainable and beneficial use of land (and in particular encouraging reuse of previously developed land in preference to Greenfield sites). • The precautionary principle • The planning system should focus on whether the development itself is an acceptable use of land, and the impact of those uses, rather than the control of processes or emissions themselves. Planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced. They should act to complement but not seek to duplicate it. • Planning authorities should remain alert to the possibility of environmental impacts for proposals of any scale, regardless of whether a formal Environmental Impact Assessment is required. • Local Planning Authorities may wish to set out principles and policies to deal with cumulative impacts when drawing up their Local Development Documents. • Local Planning Authorities should include appropriate policies and proposals for dealing with the potential for contamination and the remediation of land so that it is suitable for the proposed development / use. • Consider the sensitivity of receptors. 	
Opportunities	
<ul style="list-style-type: none"> • Better integration of air quality issues within the planning system. • Potential to remove, mitigate or offset the impact of developments. • Promote the objectives of Planning Policy Guidance 13 - Transport particularly in relation sustainable transport (ODPM, 2001). • Contribute towards Goal 7 of the Community Plan (Make the Borough one of the most 	

<p>environmentally friendly in the region) by addressing air quality (Wigan Borough Partnership, 2005).</p> <ul style="list-style-type: none"> • Opportunity to incorporate climate change considerations. • Provide and describe a mechanism for the increased use of Section 106 Agreements to mitigate or offset pollution impacts (air quality). • Opportunities should be taken wherever possible to use the development process to assist and encourage the remediation of land already affected by contamination. 	
Issues / Constraints	
<ul style="list-style-type: none"> • Consideration of all other relevant matters within Planning Framework. • Balance between other arms (economic and social) of sustainability. • Potential additional cost/burden to development. 	
How could the Local Development Framework respond	
<ul style="list-style-type: none"> • Provide a framework and guidance for air quality/ planning. • Provide and describe a mechanism for the increased use of Section 106 Agreements to mitigate or offset an air quality impact. • Promote improved assessment and consideration of air quality issues. • Include consideration of climate change issues. 	
Implications for the sustainability appraisal	
<ul style="list-style-type: none"> • Air quality considerations are key to sustainability. • Document reinforces role of planning system as a force in delivering sustainable development. • Efficient management and use of resources. • Promote the use of environmentally friendly means of transport. • Include pollution “control” as a sustainability objective to help ensure new developments are located in the most appropriate areas. • Pay attention to potential cumulative impacts 	
Cross references (General)	Cross reference (Topic Reviews)
<ul style="list-style-type: none"> • DEFRA, 2000, Local Air Quality Management Guidance Notes – Air quality and Land Use Planning - March 2000. • ODPM, 2005, Circular 05/05 - Planning Obligations. • ODPM, 2002, - Sustainable Communities: Delivering through Planning – July 2002. • ODPM, 2005, Planning Policy Statement 1 – Delivering Sustainable Development • ODPM, 2001, Planning Policy Guidance 13 – Transport, March 2001. • Wigan Borough Partnership, 2005, Community Plan 2005-2010. 	<ul style="list-style-type: none"> • Environment, natural resources and pollution • Biodiversity and nature conservation • Economy and employment • Accessibility • Retail and centres • Energy • Housing • Waste

Table A25	
Title	Planning Policy Guidance 24: Planning and noise
Proponent body	DCLG
Status (e.g. statutory, non-statutory)	Statutory
Date produced	Published 2001
Why is it relevant to the Local Development Framework?	
<p>This Planning Policy Guidance guides local authorities in England on the use of their planning powers to minimise the adverse impact of noise. It outlines the considerations to be taken into account in determining planning applications both for noise-sensitive developments and for those activities which generate noise.</p> <p>It explains the concept of noise exposure categories for residential development and recommends appropriate levels for exposure to different sources of noise.</p> <p>It also advises on the use of conditions to minimise the impact of noise. Six annexes contain noise exposure categories for dwellings, explain noise levels, give detailed guidance on the assessment of noise from different sources, gives examples of planning conditions, specify noise limits, and advise on insulation of buildings against external noise.</p>	
Key messages, requirements and objectives	
<ul style="list-style-type: none"> • Development plans to implement policies regarding noise. • Where noise policies apply to the plan area as a whole, they should be set out in the same way as other general policies. • Plans should contain policies designed to ensure as far as possible, that noise sensitive developments are located away from existing sources of significant noise. • Where it is not possible to achieve separation, it should be considered whether it is possible to control, reduce or mitigate noise levels through planning conditions / obligations 	
Opportunities	
<p>See key messages box above</p> <p>A reduction in the use of the car will also lead to a reduction in noise levels.</p>	
Constraints	
<p>See key messages box above</p>	
How could the Local Development Framework respond?	
<ul style="list-style-type: none"> • Development plans to implement policies regarding control, reduction and mitigation of noise. 	
Implications for the sustainability appraisal	
<p>Important that the considers cumulative impacts of noise and sensitivity of receptors.</p>	
Cross references (General)	Cross reference (Topic Reviews)
	<ul style="list-style-type: none"> • Environment, natural resources and pollution • Economy and employment • Accessibility • Retail and centres • Housing • Waste

Table A26	
Title	Planning Policy Statement 25: Development and Flood Risk and Flooding Direction
Proponent body	DCLG
Status (e.g. statutory, non-statutory)	Statutory
Date produced	December 2006
Why is it relevant to the Local Development Framework?	
<p>The Planning Policy Statement has been developed to reflect the general direction set out in <i>Making Space for Water</i> (Defra 2004), the evolving new strategy to shape flood and coastal erosion risk management policy over the next 10–20 years. It is set in the context of new Government priorities for sustainable development and drivers for change such as climate change and development pressures, including pressures in flood risk areas. It provides a first response to the longer-term risk and policy issues raised in the Office of Science and Technology's 2004 <i>Foresight Future Flooding</i> report, including the need for an integrated portfolio of responses. It is taking a strategic long-term look across all Government policies as they affect flood risk, and across all types of flooding.</p>	
Key messages, requirements, objectives	
<p>The most significant changes include:</p> <ul style="list-style-type: none"> • Inclusion of a standing Flooding Direction • Extension of the Environment Agency's statutory consultee role in relation to flood risk on all developments • Apparent lessening of eligibility criteria for the Exception Test • Definition of Zone 3b The Functional Floodplain • Changes to the Flood Risk Vulnerability Classification • Changes to climate change allowances <p>Further requirements</p> <ul style="list-style-type: none"> • Identify land at risk from flooding and the degree of risk involved at all stages of the planning process. • Frame policies for the location of development that avoid flood risk as far as possible and manage any residual risk. • Apply the sequential risk-based approach at all levels of the planning process. • Ensure spatial planning supports flood risk management and emergency planning. • Only permit development in areas of flood risk when there are no suitable alternative sites in areas of lower flood risk and the benefits of the development outweigh the risks from flooding (using Exception test following Sequential test) • Safeguard land from development that is required for current and future flood management. 	
Opportunities	
<ul style="list-style-type: none"> • Work with the Environment Agency and other stakeholders to ensure that decisions on planning can be delivered expeditiously. • factor flood risk into planning decisions from the outset of the spatial planning process, taking into account of both the nature and spatial distribution of flood risk and the degree of vulnerability of different types of development. • ensure that these decisions fully consider the implications of climate change • provide greater clarity and certainty to developers regarding which sites are suitable for developments of different types • develop local authority, developer and community-led initiatives to reduce flood risk in a manner that also enhances the environment • ensure that both the direct and cumulative impacts of development on flood risk are acknowledged and appropriately mitigated • adopt a catchment-wide approach • develop integrated, sustainable developments which deliver multiple benefits to communities such as recreation, biodiversity and water quality. • Opportunities offered by new development to reduce the causes and impacts of flooding. E.g. surface water management plans, making the most out of the benefits of green infrastructure for flood storage, conveyance and sustainable urban drainage systems. 	
Issues / Constraints	
<ul style="list-style-type: none"> • Additional costs associated with flood risk assessment and implementation of sustainable design measures. 	

How could the Local Development Framework respond

- Carry out strategic flood risk assessment and site specific assessments to inform policies and allocations.
- Include policies that require developers to carry out flood risk assessments when developments are proposed in areas at risk of flooding.
- Carry out site-based assessments of flood risk (taking account of climate change in the long-term) before allocating land-use or granting development.
- Encourage sustainable design standards in new developments that take account of and manage flood risk.
- For the Local Development Framework to have full regard to fluvial of flood risk in the borough and ensure that where possible, development is located away from areas of flood risk. Using the Sequential and exception tests.

Sequential Test

- Flood Risk Zones are used for applying the Sequential Test. Land is categorised as being within a particular Flood Zone according to its probability of flooding. Zone 1 is low probability, Zone 2 medium probability, Zone 3a high probability and Zone 3b is the functional floodplain. The draft Planning Policy Statement also classifies land uses according to their level of flood risk vulnerability.
- The overall aim should be to steer all new development to Flood Zone 1, but where this is not possible development from certain classifications of flood risk vulnerability may be appropriate in Flood Zones 2 and 3, as set out in the draft Planning Policy Statement provided that it is demonstrated that no reasonable options are available in a lower risk category, Flood Risk Assessment requirements are met and residual flooding risks are assessed and managed. This process of selecting land for development with the lowest flood risk possible is called the Sequential Test.

Exception test

The Exception Test can be used to justify departures from the Sequential Test in line with wider sustainability objectives. If development cannot be located in the zones of lower probability of flooding the Exception Test can be applied, and if satisfied, it provides a means of managing flood risk while still allowing necessary development to occur. The Exception Test is that:

- it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk;
- the development is on developable previously-developable land or if it is not; where there are no reasonable alternative options on developable brownfield land;
- a Flood Risk Assessment demonstrates that the development will be safe, without increasing flood risk elsewhere, and where possible, will reduce flood risk overall.
- The Local Development Framework should also address issues related to flood risk from fluvial flood risk and seek to ensure that there is robust infrastructure is delivered to deal with flooding and prevent additional risk caused by development and climate change.

Implications for the sustainability appraisal

- Prepare Strategic Flood Risk Assessments and site specific flood risk assessments. These are freestanding assessments that contribute to the of plans.
- Sustainability appraisals should incorporate and reflect the regional and local planning authorities strategic flood risk assessments.
- The Core strategy and Allocations and infrastructure Development Plan Document should investigate the requirements for Sustainable Urban Drainage System policies for broad locations and specific sites.

Cross references (General)

- Development and Flood Risk: A practice guide companion to Planning Policy Statement 25 - Living draft

Cross reference (Topic Reviews)

Cuts across most topic areas in particular Housing, Economy and Employment, Environment and Open Space

Table A27	
Title	Development and Flood Risk: A practice guide companion to Planning Policy Statement 25 - Living draft
Proponent body	DCLG
Status (e.g. statutory, non-statutory)	
Date produced	2007
Why is it relevant to the Local Development Framework?	
This Guide provides advice on practical implementation of the policies described in Planning Policy Statement 25, referring to existing guidance wherever possible. Case studies are used to illustrate the key principles.	
Key messages, requirements, objectives	
<p>All forms of flooding and their impact on the natural and built environment are material planning considerations. The aim of Planning Policy Statement 25 is to ensure that flood risk is taken into account at all stages of the planning process to avoid inappropriate development in areas at risk of flooding. Where new development is exceptionally necessary in such areas, the policies aim to make it safe without increasing the risk elsewhere and where possible reducing overall risk.</p> <p>It is imperative that the spatial planning process takes full account of the impacts of flood risk. <i>Planning Policy Statement 25: Development and Flood Risk</i> outlines the Government's policies in this area, the aims of which are to:</p> <ul style="list-style-type: none"> • ensure flood risk is taken into account at all stages in the planning process • avoid inappropriate development in areas at risk of flooding • direct development away from high risk areas • ensure that new developments take climate change into account and do not increase flood risk elsewhere. <p>The Practice Guide sets out a staged approach is taken to the preparation of the Strategic Flood Risk Assessment:</p> <ul style="list-style-type: none"> • a district wide Level 1 Coarse assessment, followed by • an intermediate Level 2 assessment for specifically identified areas <p>A strategic flood risk assessment should form the main evidence a base for informing the sequential and exception tests.</p> <p>The Core Strategy Local Development Document should include clear, strategic and robust policies for the management of flood risk within the local authority area taking climate change into account.</p> <p>Site specific allocations can be made in one or more Local Development Documents. The allocation of sites must reflect application of the Sequential Test, and where necessary the Exception Test, with reasoned justifications provided for any decision to allocate land in areas at high risk. Local Development Documents should also highlight the specific flood risk related issues which may need to be addressed for certain site allocations when a planning application is submitted for their development.</p> <p>A developer is not required to apply the Sequential Test if a proposed development is located on a site which has been allocated for that type of development in a Local Development Document that has been sequentially tested and supported by a Strategic Flood Risk Assessment. However, the developer should still apply the sequential approach to any flood risk within the site itself when determining the location of appropriate land uses.</p> <p>Local Planning Authorities produce an annual monitoring report that contains information on the implementation of Local Development Documents and the extent to which their policies are being achieved.</p>	
Opportunities	
<p>Working together, planners and flood risk managers can achieve multiple benefits by taking a strategic approach to the management of flood risk by:</p> <ul style="list-style-type: none"> • ensuring flood risk is considered at the earliest stage of the planning process helping to embed consideration of longer-term issues such as climate change and coastal erosion into spatial planning • providing greater clarity and certainty to developers regarding which sites are suitable for developments of different types • increasing the chances of developing local authority, community and developer-led initiatives to 	

<p>realise opportunities to reduce flood risk, by adopting a partnership approach</p> <ul style="list-style-type: none"> • ensuring that both the direct and cumulative impacts of development on flood risk are acknowledged and appropriately mitigated • increasing the potential for planning policies to reflect catchment-wide considerations • enabling integrated, sustainable developments which deliver multiple benefits and enhance the environment. 	
<p>Issues / Constraints</p> <ul style="list-style-type: none"> • Increasing instances and severity of flooding (from fluvial, surface/ground water, sewer etc) from increased development and climate change. • Strategic Flood Risk Assessment will be a key piece of evidence to inform the Local Development Framework and the sequential and exception test will be needed to determine future site allocations. • The Strategic Flood Risk Assessment will need to be continually updated to reflect changes in modelling and climate change predication. 	
<p>How could the Local Development Framework respond</p> <ul style="list-style-type: none"> • The Local Development Framework evidence base must include a Strategic Flood Risk Assessment. • The Core Strategy must provide strategic policies for management of all forms of flood risk. • The Allocations and Infrastructure Development Plan Document will need to demonstrate that the Sequential and Exception Tests have been used for allocated site with flood risk zones 2 and 3 and highlight specific flood risk issues for each site. • Ensure specific consultation is made with Environment Agency, British Waterways, Emergency resilience Forums re: water coarse and flood risk management. Emergency Services should also be involved in consultation of the Local Development Framework. • Ensure appropriate monitoring frameworks are set up in Annual Monitoring Report for measuring flood risk management and performance of Sequential and Exception tests. 	
<p>Implications for the sustainability appraisal</p> <p>Flood risk is just one of many factors which should influence the spatial planning process. Those preparing Local Development Documents have to maintain a balance between considerations of flood risk and the various other sustainable development drivers, as well as regional targets for housing and economic growth. One means by which flood risk can be considered within the context of wider sustainability drivers is through the (Sustainability Appraisal) process. Water to be considered in an integrated way.</p> <p>Sustainability Appraisals should use the Strategic Flood Risk Assessment as the main source of baseline information.</p>	
<p>Cross references (General)</p> <p>Planning Policy Statement 25: Development and Flood Risk and Flooding Direction</p>	<p>Cross reference (Topic Reviews)</p> <p>Cuts across most topic areas in particular Housing, Economy and Employment, Environment and Open Space.</p>

Table A28	
Title	Minerals Planning Guidance 1: General Considerations
Proponent body	DCLG
Status (e.g. statutory, non-statutory)	Statutory
Date produced	Published 1996
Why is it relevant to the Local Development Framework?	
<ul style="list-style-type: none"> Minerals Policy Statements (MPSs) set out the Government's national planning policies for minerals planning in England. It is essential that there is an adequate and steady supply of material to provide the infrastructure, buildings and goods that society, industry and the economy needs. To make the best use of them we need to adopt a hierarchical approach to minerals supply, which aims firstly to reduce as far as practicable the quantity of material used and waste generated, then to use as much recycled and secondary material as possible, before finally securing the remainder of material needed through new primary extraction. Minerals development is different from other forms of development because minerals can only be worked where they naturally occur 	
Key messages, requirements and objectives	
<ul style="list-style-type: none"> In summarising the statutory basis of planning controls for mineral development, the guidance draws attention to the importance of conditions attached to planning permissions. These cover the purposes of control over ancillary buildings and waste disposal, enforcement of the terms of the permission and the placing of obligations upon the developer. It describes the relationship of development plans to mineral extraction programmes and covers a number of policy considerations, including land banks and the continuity of production, protected areas, the water environment, and restoration, aftercare and after-use of the site. <p>National Objectives for Minerals Planning</p> <ul style="list-style-type: none"> to ensure, so far as practicable, the prudent, efficient and sustainable use of minerals and recycling of suitable materials, thereby minimising the requirement for new primary extraction; to conserve mineral resources through appropriate domestic provision and timing of supply; to safeguard mineral resources as far as possible; to prevent or minimise production of mineral waste; to secure working practices which prevent or reduce as far as possible, impacts on the environment and human health arising from the extraction, processing, management or transportation of minerals; to protect internationally and nationally designated areas of landscape value and nature conservation importance from minerals development, other than in the exceptional circumstances detailed in paragraph 14 of this statement; to secure adequate and steady supplies of minerals needed by society and the economy within the limits set by the environment, assessed through sustainability appraisal, without irreversible damage; to maximise the benefits and minimise the impacts of minerals operations over their full life cycle; to promote the sustainable transport of minerals by rail, sea or inland waterways; to protect and seek to enhance the overall quality of the environment once extraction has ceased, through high standards of restoration, and to safeguard the long-term potential of land for a wide range of after-uses; to secure closer integration of minerals planning policy with national policy on sustainable construction and waste management and other applicable environmental protection legislation; and to encourage the use of high quality materials for the purposes for which they are most suitable. 	
Opportunities	
<p>Development plans should offer the opportunity to:</p> <ul style="list-style-type: none"> define Mineral Safeguarding Areas in Local Development Documents, in order that proven resources are not needlessly sterilised by non-mineral development, In plans, land defined in Mineral Safeguarding Areas should not normally include policies and proposals for non-minerals development in those areas. identify sites, preferred areas and/or areas of search, having taken account of environmental considerations, to provide greater certainty of where future sustainable mineral working will take place; 	

- provide for the maintenance of land banks, i.e. appropriate levels of permitted reserves, for non-energy minerals as far as is practicable.
- state the criteria to be used in assessing mineral proposals and in formulating planning conditions, to ensure that permitted operations do not have unacceptable adverse impacts on the environment or human health.

Issues/ Constraints

- Working often has adverse effects, eg, local disruption to the community.
- When work stops at a site, the land requires treatment to make it suitable for beneficial after use and to avoid dereliction. This is often an expensive and lengthy process.
- Need to safeguard mineral reserves may conflict with need for development.

How could the Local Development Framework respond?



Implications for the sustainability appraisal

Appraisal framework to promote the sustainable use of mineral resources.

Cross references (General)	Cross reference (Topic Reviews)

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Table A29	
Title	Minerals Planning Guidance MPG1 General Considerations
Proponent body	DCLG
Status (e.g. statutory, non-statutory)	Statutory
Date produced	1996
Why is it relevant to the Local Development Framework?	
<p>The Minerals Planning Guidance sets out the principles and the key planning policy objectives against which plans for mineral extraction and decisions on individual applications should be made.</p> <p>It emphasises the importance of mineral resources to the country and sets out the special characteristics of minerals extraction as a land use, including the need for beneficial after-use of sites to avoid dereliction.</p> <p>The Minerals Planning Guidance has four annexes which focus on matters specific to four sectors of the minerals industry, namely, aggregates; brick clay; natural building and roofing stone; and onshore oil and gas. The annexes have equal status to, and should be read in the context of, core policy in Minerals Planning Statement 1. For matters which relate to recycling, mineral planning authorities should read Minerals Planning Statement 1 within the context of the national <i>Waste Strategy</i> and Planning Policy Statement 10: <i>Planning for Sustainable Waste Management</i>. A range of minerals other than those dealt with in the annexes are worked in England. Many of these are economically important. Appropriate provision for the supply of these is important even though specific guidance is not provided.</p> <p>The policies in this statement should be taken into account by regional planning bodies in the preparation local development documents and any development plans which are being taken forward to adoption under transitional arrangements.</p>	
Key messages, requirements, objectives	
<p>In summarizing the statutory basis of planning controls for mineral development, the guidance draws attention to the importance of conditions attached to planning permissions.</p> <p>These cover the purposes of control over ancillary buildings and waste disposal, enforcement of the terms of the permission and the placing of obligations upon the developer.</p> <p>It describes the relationship of development plans to mineral extraction programmes and covers a number of policy considerations, including land banks and the continuity of production, protected areas, the water environment, and restoration, aftercare and after-use of the site.</p> <p>Protection of heritage and countryside:</p> <ul style="list-style-type: none"> do not permit major mineral developments in <i>National Parks, the Broads, Areas of Outstanding Natural Beauty</i> and <i>World Heritage Sites</i> except in exceptional circumstances. Because of the serious impact that major mineral developments may have on these areas of natural beauty, and taking account of the recreational opportunities that they provide, applications for these developments should be subject to the most rigorous examination. <p>Environmental protection:</p> <ul style="list-style-type: none"> seek to protect and enhance the character of surrounding rural and urban areas by careful planning and design of any proposals for minerals development; encourage mineral operators to adopt sound working practices to prevent, where feasible, or if not to minimise, environmental impacts to acceptable levels during the preparation, working and restoration stages, including the provision of improved transportation within and from sites; encourage mineral operators to incorporate and maintain good environmental management practices into their company procedures and apply them during the operation of their sites; require mineral operators to seek and maintain effective consultation and liaison with the local community before submitting planning applications and during operation, restoration and aftercare of sites; state the criteria to be used in assessing mineral proposals and in formulating planning 	

- conditions, to ensure that permitted operations do not have unacceptable adverse impacts on the environment or human health. Mineral Planning Authorities should avoid unnecessary conditions or obligations that duplicate the effects of other more specific controls, in line with general guidance in Planning Policy Statement 19;
- ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations caused by mineral extraction are in conformity with national guidance and are controlled, mitigated or removed at source, so as to reduce to an acceptable level any potential adverse impacts on neighbouring land and property;
 - encourage the establishment of mineral site transport plans in consultation with the local community, dealing with matters including routing, off-site parking, considerate driving and complaints procedures;
 - consider in association with the Environment Agency, the potential for mineral developments, individually or cumulatively, to affect the flow, quality and quantity of surface and groundwater supplies and the water table, taking account of best available options in preventing leach ate generation and water pollution;
 - ensure, in association with the Environment Agency, that in areas at risk of flooding, mineral extraction proposals do not have a significant adverse impact on flood flows or flood storage capacity. Operators should demonstrate that mineral working should not materially increase the risk of flooding at other properties or locations and, where practicable, should increase flood storage capacity;
 - ensure that proposals for mineral extraction and the storage and tipping of mineral wastes are designed, and appropriate monitoring procedures set up, to ensure that the operation and restoration of the site does not create land instability and help prevent pollution of soil, air, surface water and groundwater;
 - ensure that proposals for mineral extraction from coastal cliffs, beaches and dune systems do not adversely affect the stability of the coastal environment, increase the rate of coastal erosion or vulnerability to flooding, or affect sensitive habitats, landscapes or Heritage Coasts.

Opportunities

- ensure the best integration of social, environmental and economic costs and benefits is achieved, through applying the principles of sustainable development, by carefully considering how best to maintain an adequate and steady supply of minerals for the economy and society, commensurate with protecting the environment and securing the prudent use of natural resources, and set out policies to achieve this in Regional Spatial Strategy and Local Development Documents;
- identify sites, preferred areas and/or areas of search, having taken account of environmental considerations, to provide greater certainty of where future sustainable mineral working will take place;
- consider the benefits, in terms of reduced environmental disturbance and more efficient use of mineral resources including full recovery of minerals, of extensions to existing mineral workings rather than new sites;
- take account of the benefit, including the reduction in carbon emissions, which local supplies of minerals would make in reducing the impact of transporting them over long distances by road;

Issues / Constraints

How could the Local Development Framework respond

Ensure the Local Development Framework makes consideration for sound environmental management is central to mineral extraction in the borough.

Implications for the sustainability appraisal

Appraisal framework to consider the sustainable use of mineral resources.

Cross references (General)

- *Waste Strategy* and Planning Policy Statement 10: *Planning for Sustainable Waste Management*
- Planning Policy Statement 9: Biodiversity and Geological Conservation
- UK strategy for sustainable development, *Securing the Future2*,

Cross reference (Topic Reviews)

Table A30	
Title	Minerals Planning Statement 2
Proponent body	DCLG
Status (e.g. statutory, non-statutory)	Statutory
Date produced	2005
Why is it relevant to the Local Development Framework?	
<p>Minerals Policy Statement 2 (MPS2) states the principles to be followed in considering the environmental effects of mineral working and expands in appendices, on the need for community consultation and involvement and environmental management systems.</p>	
Key messages, requirements and objectives	
<p>The purpose of the Minerals Planning Statement is to set out how Minerals Planning Authorities can minimise any significant adverse environmental effects that may arise from minerals extraction by:</p> <ul style="list-style-type: none"> • framing policies in development plans; • considering planning applications; and • considering reviews of planning consents under the provisions of the Environment Act 1995. <p>Mineral Planning Authorities should work towards this aim through liaising with Environmental Health Authorities , relevant government agencies, voluntary conservation and environmental groups, local communities, developers and minerals operators</p> <p>An Environmental Impact Assessment is mandatory for mineral extraction sites of over 25 hectares and those below the threshold likely to have a significant environmental impact.</p> <p>Development plan policies and proposals for minerals extraction and associated development should take into account:</p> <ul style="list-style-type: none"> • the impacts of mineral working, such as visual intrusion, dewatering, water pollution, noise, dust and fine particulates, blasting and traffic; • the impacts on landscape, agricultural land, soil resources, ecology and wildlife, including severance of landscape and habitat loss, and impacts on sites of nature conservation, archaeological and cultural heritage value; • the benefits such as providing an adequate supply of minerals to the economy and hence for society (including construction materials needed for the development of national infrastructure and the creation of sustainable communities), creating job opportunities, and the scope for landscape, biodiversity and amenity improvements through mineral working and subsequent restoration; and • the methods of control through planning conditions or agreements to ensure that impacts are kept to an acceptable minimum. <p>Early engagement with communities and stakeholders is encouraged as it helps people understand how the proposed development will affect them and allows the developer to identify concerns and at an early stage and allow them to be addressed.</p>	
Opportunities	
<p>Exploitation of the UK's mineral resources contributes to the nation's prosperity and quality of life.</p>	
Issues/ Constraints	
<p>Since minerals can only be worked where they are found, and as this may be in environmentally-sensitive or designated landscape areas and/or in close proximity to communities</p>	
How could the Local Development Framework respond?	
Implications for the sustainability appraisal	

sets the context for Environmental Impact Assessments.

Cross references (General)	Cross reference (Topic Reviews)

Table A31	
Title	Minerals Planning Guidance 2: Applications, permissions and conditions (MPG 2)
Proponent body	
Status (e.g. statutory, non-statutory)	
Date produced	
Why is it relevant to the Local Development Framework?	
Minerals Planning Guidance 2 (MPG2) provides advice on those aspects of the development control system of particular relevance to minerals and on the preparation and determination of individual planning applications.	
Key messages, requirements and objectives	
The Planning Guidance covers what constitutes development, permitted development rights, pre-application consultations, environmental impact assessments and the planning application process.	
Opportunities	
Issues / Constraints	
How could the Local Development Framework respond?	
Implications for the sustainability appraisal	
Not a key document for broad appraisal. Provides background information.	

Table A32	
Title	Minerals Planning Guidance 3 : Coal mining and colliery spoil disposal (MPG 3)
Proponent body	DCLG
Status (e.g. statutory, non-statutory)	Statutory
Date produced	1999
Why is it relevant to the Local Development Framework?	
<p>This guidance provides a policy framework for mineral planning authorities and the coal industry in England to ensure that the extraction of coal and disposal of colliery spoil only takes place at the best balance of community, social, environmental and economic interests, consistent with the principles of sustainable development.</p>	
Key messages, requirements and objectives	
<p>It is becoming increasingly difficult to find sites that can be worked without damaging the environment to an extent that local communities and society in general find unacceptable.</p> <p>The objectives of sustainable development for minerals planning are therefore:</p> <ul style="list-style-type: none"> • to conserve minerals as far as possible, whilst ensuring an adequate supply to meet the needs of society for minerals; • to minimise production of waste and to encourage efficient use of materials, including appropriate use of high quality materials, and recycling of wastes; • to encourage sensitive working practices during minerals extraction and to preserve or enhance the overall quality of the environment once extraction has ceased; • to protect areas of designated landscape or nature conservation from development, other than in exceptional circumstances where it has been demonstrated that development is in the public interest; and, • to minimise impacts from the transport of minerals. 	
Opportunities	
Issues/ Constraints	
How could the Local Development Framework respond?	
Implications for the sustainability appraisal	
<p>Not a key document for broad appraisal. Provides background information.</p>	

Table A33	
Title	Minerals Planning Guidance 4: Revocation, modification, discontinuance, prohibition and suspension orders (MPG 4)
Proponent body	DCLG
Status (e.g. statutory, non-statutory)	Statutory
Date produced	1997
Why is it relevant to the Local Development Framework?	
Minerals Planning Guidance 4 (MPG4) gives guidance on the orders and effects of the Town and Country Planning (Compensation for Restrictions on Mineral Working and Mineral Waste Depositing) Regulations 1997.	
Key messages, requirements and objectives	
The 1995 Environment Act provided that sites with planning permission(s) for the development consisting of the winning and working of minerals or involving the depositing of mineral waste ("minerals development") must be reviewed every 15 years and, where it is considered necessary, new conditions imposed to ensure that they remain up to date.	
Opportunities	
Constraints	
How could the Local Development Framework respond?	
Implications for the sustainability appraisal	
Not a key document for broad appraisal. Provides background information.	

Table A34	
Title	Minerals Planning Guidance 5: Stability in surface mineral working and tips (MPG 5)
Proponent body	DCLG
Status (e.g. statutory, non-statutory)	Statutory
Date produced	2000
Why is it relevant to the Local Development Framework?	
Minerals Planning Guidance 5 (MPG5) provides advice to local authorities, landowners, mineral operators and other developers on the exercise of planning control with respect to stability in surface mineral workings and tips and on good practice in the design, assessment and inspection of excavated slopes and tips.	
Key messages, requirements and objectives	
<p>The Minerals Planning Guidance builds on previous advice found in Planning Policy Guidance 14 (Development on Unstable Land) relating to particular reference to stability in quarries, surface mines and associated tips and related structures.</p> <p>The guidance advises:</p> <ul style="list-style-type: none"> • mineral planning authorities need to consider stability in relation to surface mineral workings and tips; • local planning authorities need to consider stability in relation to development in, on or near abandoned surface mineral workings and tips; and that • policies should outline the consideration which will be given to stability issues in considering mineral development and other development in, on or near to mineral workings and tips; • consideration of apparently unrelated issues may require consideration of the potential effects on the stability of excavated or tipped slopes; • where appropriate, planning applications and restoration/landscaping schemes should be accompanied by a design report prepared by a competent person which demonstrates that the perimeter slopes and any internal slopes remaining after restoration will remain stable. <p>There is the need for Minerals Planning Authorities to consider the extent to which specific policies should be included to cover tip- and quarry-slope stability or whether this issue should be covered by supplementary planning documents.</p> <p>Local policies should seek to ensure that land use is appropriate when considering development above or below abandoned quarry slopes and on or near to disused tips or back-filled workings.</p> <p>It may be appropriate in some cases to identify former quarried areas in the Local Development Framework as possible physical constraints, which may not prevent development but which need to be addressed when considering development. Any development planning briefs prepared for such sites should ensure that the issues of slope stability, differential settlement of quarry backfill and the likelihood of contamination and migration of contamination from the site are properly addressed.</p>	
Opportunities	
Constraints	
How could the Local Development Framework respond?	

Implications for the sustainability appraisal

Not a key document for broad appraisal. Provides background information.

Table A35	
Title	Minerals Planning Guidance 7:Reclamation of mineral workings (MPG 7)
Proponent body	DCLG
Status (e.g. statutory, non-statutory)	Statutory
Date produced	1996
Why is it relevant to the Local Development Framework?	
Minerals Planning Guidance 7 (MPG7) deals with policies, consultations and conditions which are relevant to achieving effective reclamation of mineral workings. It should be read in conjunction with the general guidance in Minerals Planning Guidance 1, 2, 4, 9 and 14.	
Key messages, requirements and objectives	
<p>Minerals Planning Guidance 7:</p> <ul style="list-style-type: none"> • sets out the contribution which reclaimed mineral sites can make to the Government's policies for sustainable development and mineral working, and for land use and other policies in the wider countryside; • advises on the scope of information which should be provided with applications for new mineral developments, to enable relevant planning conditions to be drawn up and resulting site reclamation to be achieved; • provides some advice on preparation of schemes of conditions for restoration, aftercare and after-use which owners/operators of older mineral sites may need to draw up for future reviews of such sites; • emphasises the importance of the roles played by the management of site activities by mineral operators and by development control monitoring and enforcement by local authorities, in achieving successful site reclamation; • advises on financial provision in relation to securing restoration of mineral workings; <p>Restoration and aftercare should provide the means to maintain or, in some circumstances, even enhance the long-term quality of land and landscapes taken for mineral extraction. This will be to the benefit of local communities and ensure that a valuable natural asset will be passed on to future generations.</p> <p>Reclamation can provide opportunities for creating, or enhancing, sites for nature conservation. This can make a contribution, for example, towards achieving specific targets set in the UK Biodiversity Action Plan. Examples include creating new semi natural habitats and providing appropriate locations for the reestablishment of threatened species.</p>	
Opportunities	
Constraints	
How could the Local Development Framework respond?	
Implications for the sustainability appraisal	
Not a key document for broad appraisal. Provides background information.	

Table A36	
Title	Minerals Planning Guidance 8: Planning and Compensation Act 1991 – Interim development order permissions (IDOS): statutory provisions and procedures (MPG 8)
Proponent body	DCLG
Status (e.g. statutory, non-statutory)	Statutory
Date produced	1991
Why is it relevant to the Local Development Framework?	
This guidance is concerned with permissions granted between 1943 and 1948 as Interim Development Orders.	
Key messages, requirements and objectives	
<p>Unless the Interim Development Order Permission was registered to the Minerals Planning Authority by March 1992 it will cease to have effect. Sites with the same permissions granted and where no working took place between 1949 and 1979 ceased to have effect in 1979.</p> <p>Records for such permissions are sparse as, unlike planning permissions, there was no need to register them.</p> <p>Such workings may be subject to few, if any conditions, governing the operation of the quarry or its restoration.</p>	
Opportunities	
Constraints	
How could the Local Development Framework respond?	
Implications for the sustainability appraisal	
Not a key document for broad appraisal. Provides background information.	

Table A37	
Title	Minerals Planning Guidance 9: Planning and Compensation Act 1991 – Interim development order permissions (IDOS): conditions (MPG 9)
Proponent body	
Status (e.g. statutory, non-statutory)	
Date produced	
Why is it relevant to the Local Development Framework?	
Minerals Planning Guidance 9 (MPG9) gives advice on the considerations to be taken into account by applicants and minerals planning authorities in preparing and determining the conditions to which registered interim development order permissions should be subject.	
Key messages, requirements and objectives	
<p>Advice is given on the relevant conditions to impose on Interim Development Order permissions. The following issues should be considered:</p> <ul style="list-style-type: none"> • the type of mineral; the nature and extent of existing working; the location and planning history of the site; land quality and proposed after-use; and, the availability of suitable restoration materials. • distinctions between active and dormant permissions should be made • mitigation of effects on sensitive land and resources 	
Opportunities	
Constraints	
How could the Local Development Framework respond?	
Implications for the sustainability appraisal	
Not a key document for broad appraisal. Provides background information.	

Table A38	
Title	Minerals Planning Guidance 11: The control of noise at surface mineral workings (MPG 11)
Proponent body	DCLG
Status (e.g. statutory, non-statutory)	Statutory
Date produced	1993
Why is it relevant to the Local Development Framework?	
Minerals Planning Guidance 11 (MPG11) provides advice on how the planning system can be used to keep noise emissions from surface mineral workings within environmentally acceptable limits without imposing unreasonable burdens on minerals operators.	
Key messages, requirements and objectives	
<p>The Government is concerned to ensure that noise levels are kept to the minimum practicable level consistent with good environmental practice and the efficient and economic working of sites.</p> <p>It is clearly preferable to plan mineral operations which are environmentally acceptable from the outset rather than to rely on retrospective action in the courts.</p> <p>The Government also looks to the minerals industry to be a "good neighbour", and to keep noise emissions down to levels which are acceptable to the local community through good environmental practice.</p> <p>The Guidelines:</p> <ul style="list-style-type: none"> • recommend the use of a model for the prediction of the likely level of noise emissions from a proposed mineral development; • recommend a method for setting noise limits for mineral sites which can be incorporated into planning conditions. The method should take account of the environmental and operational features peculiar to each mineral site and should also be straightforward to monitor; • provide advice on how the noise levels from surface mineral sites can be most effectively monitored and on remedial steps which should be taken, to ensure that local communities are not subjected to noise emissions above acceptable levels; • discuss a number of noise control practices which can be made the subject of planning conditions and/or incorporated into good practice by the mineral operator. 	
Opportunities	
Constraints	
How could the Local Development Framework respond?	
Implications for the sustainability appraisal	
Not a key document for broad appraisal. Provides background information.	

Table A39	
Title	Minerals Planning Guidance 13: Guidelines for peat provision in England (MPG 13)
Proponent body	DCLG
Status (e.g. statutory, non-statutory)	Statutory
Date produced	1995
Why is it relevant to the Local Development Framework?	
<p>Minerals Planning Guidance 13 (MPG13) provides advice to mineral planning authorities and the peat extractive industry on the exercise of planning control over the extraction of peat. It sets out the national picture on peat production, permitted reserves and consumption for horticultural purposes; and on the current amounts, sources and likely trends in usage of alternatives to peat, over the next 10 years.</p> <p>Mineral Planning Guidance Notes set out the Government's policies on minerals planning issues, and provide guidance to local authorities, the minerals industry and other interested parties. Local planning authorities must take their contents into account in preparing their development plans. The guidance may also be material to individual planning applications and appeals.</p> <p>This Guidance Note provides advice to mineral planning authorities and the peat extractive industry on the exercise of planning control over the extraction of peat. It sets out the national picture on peat production, permitted reserves and consumption for horticultural purposes; and on the current amounts, sources and likely trends in usage of alternatives to peat, over the next 10 years.</p> <p>The guidance:</p> <ul style="list-style-type: none"> • indicates the national policy considerations to be taken into account when drawing up policies for peatlands in development plans, and from this; • advises local authorities on the identification and protection of important peatland habitats and archaeological sites; • sets out criteria for selection and identification in plans of acceptable new sites for peat extraction, and factors which need to be considered when determining applications for planning permission; • provides a framework for updating old permissions for peat extraction, with particular emphasis on the rehabilitation of sites to enhance nature conservation; • provides guidelines for the rehabilitation of damaged peat bogs. 	
Key messages, requirements and objectives	
<p>The implications of sustainable development for minerals planning in general are that avoidable and irretrievable losses of natural resources, such as minerals, should be limited. The objectives of sustainable development for minerals planning are:</p> <ol style="list-style-type: none"> i) to conserve minerals as far as possible, while ensuring an adequate supply to meet the needs of society; ii) to minimise production of waste and to encourage efficient use of materials, including appropriate use of high quality materials, and recycling of wastes; iii) to encourage sensitive working practices during minerals extraction, and to preserve or enhance the overall quality of the environment once extraction has ceased; iv) to protect designated areas of critical landscape or nature quality from development, other than in exceptional circumstances where it has been demonstrated that development is in the public interest. <p>The Government's objectives for nature conservation are to ensure that its policies contribute to the conservation of the abundance and diversity of British wildlife and its habitats, or minimise the adverse effects on wildlife where conflict of interest is unavoidable, and to meet its international responsibilities and obligations for nature conservation.</p> <p>To conserve a full range of peatland habitats and archaeological deposits, peat extraction from bogs which retain a high level of nature conservation or archaeological interest should be permitted only in exceptional circumstances. These circumstances are only likely to arise where it can be demonstrated conclusively that extraction will not adversely affect the habitats, species or deposits being safeguarded</p> <p>When preparing development plans and in considering any applications for their extraction, mineral</p>	

planning authorities will need to consider the nature conservation interest of these areas or sites

To ensure that as far as possible any areas identified in a development plan for peat extraction can be translated into workable reserves, MPAs should make reasonable efforts to satisfy themselves that sites are:-

- i) of little or no nature conservation or archaeological value;
- ii) of economically workable deposits;
- iii) likely to become available to the minerals industry within the plan period; and
- iv) are not constrained by other land-use policies (eg high quality agricultural land).

The use of peat is almost exclusively for horticultural purposes as a growing media or soil improver.

At the time of publication of the Minerals Planning Guidance Wigan had planning permissions for 80 hectares of peat extraction, 10 of which were within a site of special scientific interest.

The Government's Policy for Peatlands in England is to:

- conserve a sufficient range, distribution and number of all peatland habitats, representing part of the critical natural capital of the country; and promote the wise use of the wetland resource within the nation's peatland heritage;
- avoid wherever practicable the destruction of important archaeological remains in peatland;
- enable the horticultural industry to continue to be supplied with peat; and also to encourage the development and use of suitable alternatives so that market needs can be met in different ways;
- provide a suitable framework for updating old permissions for peat extraction, especially in respect of rehabilitation of sites.

Sites of raised bog and other peatland habitats of key nature conservation importance should be identified in development plans.

It may be possible to identify, in development plans, peatlands which could be acceptable for future working from sites which have been significantly disturbed and damaged in the past by drainage for agriculture or forestry or from earlier domestic peat extraction.

To conserve a full range of peatland habitats and archaeological deposits, peat extraction from bogs which retain a high level of nature conservation or archaeological interest should be permitted only in exceptional circumstances.

When preparing development plans and in considering any applications for their extraction, mineral planning authorities will need to consider the nature conservation interest of other peatlands such as intermediate and blanket bogs and fens.

Opportunities

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Constraints

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How could the Local Development Framework respond?

With a plan-led system of development control, the Government attaches considerable importance to having up-to-date minerals local plans in place

Implications for the sustainability appraisal

to have regard to natural resources, including peat extraction.

Regional Policy

Table B1	
Title	North West of England Plan - Regional Spatial Strategy to 2021: Economy and Employment
Proponent body	Government Office for the North West
Status (e.g. statutory, non-statutory)	Statutory
Date produced	September 2008
Why is it relevant to the Local Development Framework?	
<p>The Regional Spatial Strategy (RSS) for North West England provides a framework for development and investment in the region over the next fifteen to twenty years. It establishes a broad vision for the region and its sub-regions, priorities for growth and regeneration, and policies to achieve sustainable development across a wide range of topics – from jobs, housing and transport to climate change, waste and energy.</p> <p>RSS complements but does not repeat national policy as expressed, for example, in Planning Policy Statements (PPSs) circulars and White Papers. RSS is part of the statutory development plan for every local authority in the North West. Local Development Documents (LDDs), which are prepared by Local Planning Authorities, must be in general conformity with the RSS.</p> <p>The following offers and evidence review of the RSS specific to economy and employment.</p>	
Key messages, requirements, objectives	
<p>Policy DP3 supports and promotes sustainable economic development and seeks to improve productivity, and close the gap in economic performance between the North West and other parts of the UK. The policy also supports and promotes reductions of economic, environmental, education, health and other social inequalities between different parts of the North West, within the sub-regions and at the local level.</p> <p>Policy DP4 aims to make the best use of existing resources and infrastructure by: prioritising developments which build upon existing concentrations of activities / infrastructure and those which do not require major infrastructural investment. Policy DP4 also applies the following sequential approach for development:</p> <ul style="list-style-type: none"> • Firstly, using existing buildings and previously developed land within settlements; • Second, using other suitable infill opportunities within settlements, where compatible with other RSS policies; • Third, the development of other land where this is well located in relation to housing, jobs, other services and infrastructure and which complies with the other principles in DP1-9. <p>Policy DP6 states that priority should be given, in locational choices and investment decisions, to linking areas of economic opportunity with areas in greatest need of economic, social and physical restructuring and regeneration. Proximity to such areas will be important considerations in the choice of employment locations and sites.</p> <p>Policy RDF1 sets out the spatial priorities of the North West and identifies Wigan as third priority, along with the other towns and cities in the 3 city regions, behind the regional centres of Manchester and Liverpool (first priority) and the inner areas surrounding these regional centres (second priority). The policy states that in the third and fourth priorities development should be focused in and around the centres of the towns and cities, with emphasis placed on addressing regeneration.</p> <p>Policy W1 states that plans and strategies should promote opportunities for economic development which will strengthen the economy of the North West by:</p> <ul style="list-style-type: none"> • building on the Region's strengths • Ensuring the safe, reliable and effective operation of the region's transport networks and infrastructure 	

- Supporting growth in service sectors
- Improving the skills base of the region, including tackling skills deficiencies and concentrations of unemployment
- Linking areas of opportunity and need

Policy W2 states that sites for regionally significant economic development should be capable of development within the plan period, highly accessible (especially by public transport, walking and cycling), well related to areas with high levels of worklessness and/or areas in need of regeneration, and well related to neighbouring uses.

Sites for regionally significant office development should be located in accordance with the sequential approach in PPS6.

Sites for regionally significant knowledge-based manufacturing should be well connected to universities, major hospitals or other research establishments by transport and ICT links.

Sites for regionally significant logistics and high-volume manufacturing should be well connected to the primary freight transport networks.

Policy W3 states that for the period 2005-2021, provision should be made for 1904 hectares of employment land within Greater Manchester. With an existing supply of 1368 hectares this will require an extra allocation of 536 hectares.

Local Planning Authorities should secure a portfolio of employment sites that comply with the spatial development principles and ensure:

- The most appropriate range of sites, in terms of market attractiveness and sustainability, are safeguarded for employment use;
- These sites can meet the full range of needs and are actively marketed;
- At least 30% of sites are available at any one time so that all new and existing businesses have the ability to grow successfully;
- The amount of brownfield land used for employment purposes is maximised;
- Full consideration is given to the scope for mixed use development;
- Appropriate provision is made in Key Service Centres;
- The implications of home working on the scale and location of future employment land requirements are considered.

Policy W4 relates to the release of allocated employment land. Where sites are to be de-allocated in plans and strategies, consideration should be given to a range of alternative uses and determined as appropriate to the location and nature of each site.

There should be a presumption against the release of allocated employment sites for other uses. Sites should not be released where they provide, or have the potential to provide, an important contribution to the economy of the local area. Before releasing sites, local authorities should be satisfied that:

- An appropriate supply of sites is available for employment uses;
- If required, there are replacement sites available, of equal or better quality, or that alternative means of incorporating employment land needs have been identified.

Policies W6 and W7 relate to tourism in the North West.

Policy W6 promotes the delivery of improved economic growth and quality of life, through sustainable tourism activity in the North West. The policy does not make a specific reference to Wigan, focussing on Blackpool as an International Tourism Destination, the regional centres of Manchester, Liverpool and Preston, Chester as a heritage city, Carlisle, Bolton, Birkenhead, Lancaster and Kendal as destinations with emerging potential for heritage related tourism development, rural and coastal areas, National and Regional Parks and Areas of Outstanding Natural Beauty. The policy however, also promotes business tourism through the development of high quality conference and exhibition facilities, which could be developed in Wigan.

Policy W7 sets principles for tourism development which will ensure high quality, environmentally sensitive, well-designed tourist attractions, infrastructure and hospitality services which:

- Improve the region's overall tourism offer;
- Meet the needs of a diverse range of people and are easily accessible by sustainable means;
- Support the provision of distinct tourism resources;
- Encourage and facilitate regeneration;
- Improve the public realm;
- Are viable in market and financial terms;
- Promote eco-tourism in areas of high natural value in a way that minimises any adverse effect on the natural assets that visitors seek to experience.

Policy L1 states that plans, strategies, proposals and schemes should ensure that there is provision for all members of the community for the full spectrum of education, training and skills provision, ranging from childcare and pre-school facilities, through schools, to further and higher education and to continuing education facilities and work related training. Accessibility by public transport, walking and cycling should be a central consideration. Particular attention should be given to improving access to and addressing spatial disparities in service and facilities provision, in areas which have the greatest needs or where communities or the local economy are poorly served.

(Education?)

Policy MCR1 sets out the priorities for the Manchester City Region. In relation to economy and employment these state that plans and strategies should:

- Encourage investment and sustainable development in the Regional Centre, surrounding inner areas, towns/cities and accessible suburban centres and other key locations;
- Secure improvements which enable the area to compete more effectively for economic investment now and in the future, including the enhancement of public transport links;
- Develop the role of Manchester as a national public transport gateway to support economic growth.

Policy MCR5 relates directly to the northern part of the Manchester City Region and states that plans and strategies in this area should support the transformation of the local economy, regenerate communities and enhance the environment by:

- Securing improvements which enable the area to compete more effectively for economic investment now and in the future; and
- Focusing employment development in the town/cities as set out in RDF1.

Policy CLCR1 relates to priorities within the Central Lancashire City Region and states that plans and strategies for this Region should:

- Focus investment and sustainable development in the City of Preston and 3 towns of Blackburn, Burnley and Blackpool;
- Improve the accessibility of employment locations by sustainable transport modes (with priority given to the Elevate Housing Renewal Pathfinder area); and
- Support and diversify the rural economy and improve access to services in the rural areas focusing development predominantly in Key Service Centres.

Policy CLCR2 focuses development and investment in Central Lancashire City Region within Preston, Blackburn, Blackpool and Burnley. It states that development should be pursued in a manner that addresses worklessness, enhances urban quality, and contributes to the enhancement of the natural setting of the city/towns.

Policy CLCR3 aims to protect and further enhance the 'green' character of the Central Lancashire City Region, and the advantages it offers for recreation and for attracting people and investment.

Opportunities

- Policy W1 focuses on linking areas of opportunity and need. This supports the development of a number of key sites in the Borough for employment uses which fall within, or in close proximity to, deprived communities.
- Policies RDF1 MCR1 and MCR5 identifies Wigan as a location to focus employment development.

Issues / Constraints

- Policy W3 states that an extra allocation of 536 hectares of employment land is required for the period 2005-2021 in Greater Manchester. The Wigan Employment Land Review identifies that an additional 125-170 hectares of employment land is required within Wigan alone (23-32% of the total Greater Manchester figure). This high proportion could raise concern with other GM authorities and compromise may be necessary.
- A high proportion of Wigan's potential employment land supply is Greenfield land, contrary to the objectives of RSS.
- A lack of reference to Wigan in the tourism policies could jeopardise future cultural and tourism development at Wigan Pier.

How could the Local Development Framework respond

- By identifying a portfolio of sustainable employment sites and premises, which meet the spatial principles outlined in RSS, to maximise economic growth and job creation in the Borough;
- Ensuring the provision of sufficient appropriate employment land to meet anticipated demand;
- Maximising the re-use of vacant brownfield land accessible by a choice of transport methods.
- Support and promote the development of key growth sectors
- Promotion of the Borough's town centres as hubs for business and cultural development.

Implications for the sustainability appraisal**Cross references (General)****Cross Reference (Topic Reviews)**

Table B2	
Title	North West of England Plan - Regional Spatial Strategy to 2021: Retail and Centres
Proponent body	Government Office for the North West
Status (e.g. statutory, non-statutory)	Statutory
Date produced	September 2008
Why is it relevant to the Local Development Framework?	
<p>This Strategy provides a framework for development and investment in the north west region over the next fifteen to twenty years and forms part of our development plan. Policies in our Core Strategy must therefore be in general conformity with the Strategy. The Regional Spatial Strategy looks to deliver sustainable development, leading to a higher quality of life for all, reducing environmental disparities.</p>	
Key messages, requirements and objectives	
<p>Policy W5 – Retail Development</p> <p>Plans and strategies should promote retail investment where it assists in the regeneration and economic growth of the North West’s town and city centres. In considering proposals and schemes any investment made should be consistent with the scale and function of the centre, should not undermine the vitality and viability of any other centre or result in the creation of unsustainable shopping patterns.</p>	
Opportunities	
<ul style="list-style-type: none"> • Wigan is identified as a ‘Regional Town’ alongside some neighbouring centres. • Comparison retailing facilities should be enhanced and encouraged in Wigan Town Centre to ensure a sustainable distribution of high quality retail facilities outside the regional centres. • Retail development that supports entrepreneurship, particularly increasing the number of independent retailers, should be supported. • Policy W5 does not preclude proportionate retail development in any centre. • Investment in other centres in the Borough will be encouraged to ensure that centres meet the needs of the local community. • There is a presumption against new out-of-centre comparison retailing facilities and against large scale extensions to such facilities. • There is no justification to designate out of centre retail parks as town centres within the Local Development Framework. • The Trafford Centre is recognised as an important retail facility in the North West, but, within the context of Policy W5, it will not be appropriate to encourage the expansion of its floorspace in the future. 	
Issues and constraints	
<p>Retailing and Town Centres:</p> <ul style="list-style-type: none"> • Manchester and Liverpool City Centres will continue to function as the North West’s regional centres with first priority given to these centres. • Leigh and the smaller town centres of Wigan Borough are not identified as key service centres 	
How could the Local Development Framework respond?	
Implications for the sustainability appraisal	
Cross references (General)	Cross Reference (Topic Reviews)

Table B3	
Title	North West of England Plan - Regional Spatial Strategy to 2021: Health and Recreation
Proponent body	Government Office for the North West
Status (e.g. statutory, non-statutory)	Statutory
Date produced	September 2008
Why is it relevant to the Local Development Framework?	
<p>This Strategy provides a framework for development and investment in the north west region over the next fifteen to twenty years and forms part of our development plan. Policies in our Core Strategy must therefore be in general conformity with the Strategy. The Regional Spatial Strategy looks to deliver sustainable development, leading to a higher quality of life for all, reducing environmental disparities.</p>	
Key messages, requirements and objectives	
<p>Policy L1: Health, Sport, Recreation, Cultural and Educational Services Provision Plans, proposals and schemes (including those of education, training and health service providers) should ensure that there is provision for all members of the community for:</p> <ul style="list-style-type: none"> • The full spectrum of education, training and skills provision, from childcare, pre-school, schools, further and higher education, continuing education and work-related training. • Health facilities from hospitals to locally based community facilities • Sport, recreation and cultural facilities. • Community consultation and assessment of existing provision and needs must be undertaken. • Accessibility by walking and cycling is a central consideration • Particular attention should be given to improving access and addressing spatial disparities in provision. • All major developments and regeneration schemes, especially housing, employment and mixed use, should ensure the appropriate provision of health, cultural, recreational, sport, education and training facilities. • The policy does not seek to provide an exhaustive list of services which contribute to health and sustainable communities. Other strategies can help address these (from Primary Care Trusts, etc) <p>Policy DP2: Promote Sustainable Communities Building sustainable communities is a regional priority. The policy states that sustainable communities should meet the needs of existing and future residents, promote community cohesion, be sensitive to the environment and contribute to a high quality of life. This can be achieved by, amongst other things:</p> <ul style="list-style-type: none"> • Fostering sustainable relationships between homes, workplaces and other concentrations of regularly used services and facilities • Improving the health and educational attainment of the region's population and reducing present inequalities. • Promoting physical exercise through opportunities for sport and recreation, walking and cycling. • Integrating and phasing of public services that are conveniently located (close to centres of population) <p>Policy DP4: Make the Best Use of Existing Resources and Infrastructure</p> <ul style="list-style-type: none"> • The policy sets out where development should occur, in locations consistent with locations set out in chapter 5 • A sequential approach is then set out which is existing buildings and previously developed land within settlements, suitable infill opportunities within settlements and other land that is well located in relation to housing, jobs, service and infrastructure. <p>Policy DP9: Reduce Emissions and Adapt to Climate Change</p> <ul style="list-style-type: none"> • There is an urgent regional priority for plans and strategies to contribute to reductions in carbon emissions and to take appropriate measures to adapt to the impacts of climate change. • Responding to climate change can be done by, amongst other things, promoting walking and cycling and increasing urban densities. 	
Opportunities	

Policy L1:

- Good access to health facilities can improve quality of life and reduce health inequalities.
- Access to sport and recreation facilities can enhance the health of the region's population.
- Good access to cultural, education and training provision will empower individuals and help provide a more skilled workforce.
- Policy W1 helps promote social inclusion and supports the region's educational institutions to encourage the retention of staff and students for the benefit of the regional economy.

Policy DP2:

- The policy places a high emphasis on the need to reduce health inequalities
- An integrated approach in providing public services can help deliver better healthcare facilities
- The policy seeks to promote physical exercise through improved provision of sport and recreation facilities.

Policy DP4:

- This policy will ensure that new development makes best use of existing infrastructure, which includes healthcare and recreation facilities.

Policy DP9:

- The policy supports the approach taken on climate change in the Local Development Framework.

Issues and constraints

How could the Local Development Framework respond?

Policy W1 sets out a list of issues for local authorities and their partners to consider when implementing the policy at a local level:

- The location of specialist provision
- Travel to work patterns
- The location of student accommodation
- Provision of services for people in disadvantaged groups
- The demands of different economic sectors
- Provision of services to serve areas of greatest need

In terms of Policy DP2, the sustainable development principles that underpin this policy will be embodied in Core Strategy policies.

For Policy DP4, an infrastructure audit is being undertaken as the Core Strategy is prepared. This will inform the plan about where current infrastructure is and where shortfalls occur. Infrastructure is fundamental to the delivery of the preferred option.

Climate change will be at the heart of all policies in the Local Development Framework. Each topic paper contains a section on the implications of climate change because it is too big an issue to be looked at in isolation.

Implications for the sustainability appraisal

Cross references (General)

Cross Reference (Topic Reviews)

Table B4	
Title	North West of England Plan - Regional Spatial Strategy to 2021: Housing
Proponent body	Government Office North West
Status (e.g. statutory, non-statutory)	Statutory
Date produced	September 2008
Why is it relevant to the Local Development Framework?	
<p>The Regional Spatial Strategy (RSS) for North West England provides a framework for development and investment in the region over the next fifteen to twenty years. It establishes a broad vision for the region and its sub-regions, priorities for growth and regeneration, and policies to achieve sustainable development across a wide range of topics – from jobs, housing and transport to climate change, waste and energy.</p> <p>RSS complements but does not repeat national policy as expressed, for example, in Planning Policy Statements (PPSs) circulars and White Papers. RSS is part of the statutory development plan for every local authority in the North West. Local Development Documents (LDDs), which are prepared by Local Planning Authorities, must be in general conformity with the RSS.</p> <p>The following offers and evidence review of the RSS specific to Housing.</p>	
Key messages, requirements and objectives	
<p>Spatial Principles:</p> <p>DP 2:</p> <ul style="list-style-type: none"> It is important to ensure sustainable relationships and links are fostered between homes, workplaces and other services and facilities, improvements are made to the built environment <p>DP 4:</p> <ul style="list-style-type: none"> Priority should be given to developments that do not require major investment in new infrastructure, including transport, water supply and sewage. Where this is unavoidable development should be appropriately phased to coincide with new infrastructure provision Prioritise the use of existing buildings (including conversion) within settlements, and previously developed land within settlements first; then infill opportunities in settlements second; then land well located in relation to housing, jobs, services and infrastructure third. <p>DP 6:</p> <ul style="list-style-type: none"> Proximity and connectivity are two important spatial concepts to address social inclusion in its widest sense and regeneration. <p>DP 9:</p> <ul style="list-style-type: none"> Measures to reduce emissions in terms of housing might include: <ul style="list-style-type: none"> Increasing urban density Encouraging better built homes and energy efficiency, eco-friendly and adaptable buildings, with good thermal insulation, green roofs and microregeneration Focusing substantial new development on locations where energy can be gained from decentralised supply systems 	
<p>Regional Spatial Framework</p> <p>RDF 1:</p> <p>Priorities for growth and development are:</p> <ol style="list-style-type: none"> Regional centres, Inner areas surrounding the regional centres, Towns / cities in the 3 city regions (of which Wigan is listed). <p>In terms of development promoted in Wigan, this should be focused in and around the town centre. Emphasis should be placed on addressing regeneration and housing market renewal and restructuring.</p>	
<p>Living in the North West</p> <p>L 2:</p> <ul style="list-style-type: none"> Strategic Housing Market Assessments should: <ul style="list-style-type: none"> Influence housing supply across all types, sizes, tenures and values to achieve a better match between supply and need Improve the quality of the Borough's housing stock Overcome increasing issues of affordability Ensure the needs of the wider population are met, including disabled people, students, older people, black & minority ethnic communities and families with children, including single headed households <p>L 3:</p> <ul style="list-style-type: none"> Vacancy rates should be reduced to 3% in the existing dwelling stock, through the increased re-use 	

of suitable vacant housing; and where appropriate make the best use of the existing stock

L 4:

- New homes should be encouraged to be built to Code for Sustainable Homes standards and promote the use of the Lifetime Homes standard;
- New housing development must not have an adverse cumulative impact on the existing housing stock and market;
- Must ensure that the transport networks (including public transport, pedestrian and cycle) can accommodate additional demand generated by new housing
- The proposed Total Maximum Housing Provision 2003-2021 for Wigan is 17,600 with an annual average rate of 978.
- At least 80% of the housing provision in Wigan should use brownfield land & buildings

L 5 :

- Plans and strategies should set out requirements for affordable housing.

Opportunities

- There will be many opportunities to encourage the re-use of disused land and buildings which is considered critical to improving the Region's image. The Region currently contains a very large extent of dereliction and a large number of old industrial buildings of historic interest and great character in need of new uses, especially in the urban areas.
- RDF 1 also allows for development in accessible suburban/urban centres, this is particularly necessary where these sit within areas with deprivation and regeneration issues.
- To identify vacant / underused brownfield land and buildings properties as part of the Strategic Housing Land Availability Assessment to bring them back into use.

Issues and constraints

- Demographic trends show increases in the proportion of older people by 2021 and changes in lifestyle and housing aspirations.
- This results in the need for more flexible housing to meet lifestyle changes and more variation in the housing offer to reflect the changing nature of household size and need. Also need for specialist provision.
- Whilst existing stock should be refurbished wherever possible and appropriate, there may be a need for housing clearance in areas where it is:
 - unfit to inhabit;
 - beyond economic repair;
 - life expired and unsuitable for modern living;
 - in areas of extremely low demand; or
 - where clearance is necessary to assist the local housing market or overall improvement or regeneration of the area.

The domestic sector accounts for nearly 30% of greenhouse gas emissions resulting from energy use. If this is to be reduced, then high standards of energy efficiency in new and existing housing is crucial, and other measures, such as microgeneration of energy from renewable sources on residential property should be encouraged

How could the Local Development Framework respond?

- Monitor the release of available land and introduce phasing policies so the release is managed and coordinated with the provision of infrastructure. In order to meet the targets stated above.
- Maximise re-use of vacant brownfield land and buildings accessible by a choice of transport methods.
- Requirements for affordable housing should be set out with quotas and thresholds.

Implications for the sustainability appraisal

Cross references

Cross reference (Topic Reviews)

Table B5	
Title	North West of England Plan - Regional Spatial Strategy to 2021: Accessibility Policies
Proponent body	Government Office for the North West
Status (e.g. statutory, non-statutory)	Statutory
Date produced	September 2008
Why is it relevant to the Local Development Framework?	
<p>The Accessibility policies of RSS form part of the statutory development plan for the north west and the Local Development Framework and the Local Transport Plan must both be in general conformity with this overall framework, along with any strategies and programmes produced by transport providers. The regional transport policies aim to achieve the same shared vision of sustainable development and include the region's priorities for transport investment and management. RSS sets the pan-European transport context of the North West in terms of short sea shipping routes, rail, road and inland waterway investment within the North European Trade Axis (NETA) Corridor. The intersection of two internationally important transport corridors running north-south (M6 and West Coast Main Line linking Scotland to Europe via the Channel Tunnel and ports in the east and south-east) and West-East (from Ireland through Liverpool and other Irish Sea ports across the Pennines to Europe via the North Sea and Baltic Sea ports takes place in or just to the south of Wigan borough.</p> <p>City regions are the economic footprint of a city and form the context in which the transport system operates. Analysing the functional linkages between them determines the transport infrastructure requirements of the region and Wigan within it. Transport has a key role to play in achieving sustainability targets for the plan overall and each district plays its contributing role to these. Transport is important to other key strategies in the North West with which the RSS is aligned. These include the Regional Economic Strategy, Regional Housing Strategy and other strategies relevant to Wigan such as the North West Waste and Sustainable Energy Strategies, North West Climate Change Action Plan, Freight Strategy, Regional Health Investment Plan and the North West Tourism Strategy. The Northern Way Growth Strategy is another Regional Strategy of relevance to accessibility issues in that it highlights the importance of linkages and connectivity between City Regions. Informal City Region Development Programmes have been prepared to support this Growth Strategy and these have informed RSS.</p> <p>The assessment below highlights the main principles and policies that have bearing on transport issues in Wigan that lie outside Chapter 8 – Transport in the North West - that are reviewed in the next table.</p>	
Key messages, requirements and objectives	
Policies DP1-9 Spatial Principles	
<p>All these policies cut across the theme of transport to a greater or lesser extent. The Key Diagram shows the National and Regional public transport and road corridors, airports, ports and public transport interchanges. Wigan is highlighted as a key interchange (of regional importance) on a Key Regional Public Transport Corridor and linked to the Functional Road Hierarchy with routes of strategic national importance. The most relevant policies include:</p>	
Policy DP1 Spatial Principles	
<p>The 8 Spatial Principles that have shaped the RSS all have some bearing on transportation issues, but most prominently include “manage travel demand, reduce the need to travel and increase accessibility.”</p>	
Policy DP2 Promote Sustainable Communities	
<p>Building sustainable communities requires a large transportation input to be successfully achieved. Of most relevance and to be picked up in Wigan's Core Strategy are the following:</p>	
<ul style="list-style-type: none"> • fostering sustainable relationships between homes, workplaces and other concentrations of regularly used services and facilities; • taking into account the ... environmental ... implications of development and spatial investment decisions on communities; • reviving local economies...; • integrating and phasing the provision of public services...ensuring that they are conveniently located, close to the people they serve, and genuinely accessible by public transport; 	

- promoting physical exercise through opportunities for ... walking and cycling.

Policy DP4 Make the Best Use of Existing Resources and Infrastructure

As the policy title suggests this is about managing resources prudently and efficiently and links to policy RDF1 giving details of spatial hierarchies (see below). In transport terms this means:

- build upon existing concentrations of activities and existing infrastructure;
- do not require major investment in new infrastructure, including transport... Where this is unavoidable development should be appropriately phased to coincide with new infrastructure provision.

This is particularly important for Wigan which, evidence is showing, lacks certain key transport infrastructure elements. In terms of the sequential approach to development, Wigan's requirements may well include land that is not currently well connected and separate measures such as developer contributions to ensure that it can be delivered will need to be applied.

Policy DP5 Manage Travel Demand; Reduce the Need to Travel, and Increase Accessibility

This principle underpins the transport objectives and locational criteria for other policies such as retail, health, education, leisure, economic and housing. It encourages people to meet their needs locally or shift to more sustainable modes of transport (including for freight). Locational choices and investment decisions should be made with accessibility considerations in mind. This would see a preference for the concentration of major growth in the urban areas of Wigan and Leigh and other well connected areas.

Policy DP6 Marry Opportunity and Need

This principle also encourages accessibility linking areas of greatest need to economic opportunities, notably by public transport. It brings together proximity and connectivity to address social inclusion and has major implications for Wigan in the areas with the highest indices of deprivation.

Policy DP7 Promote Environmental Quality

Transport has a major impact on air quality and is significant in Wigan because so many people live immediately adjacent to areas of poor air quality caused by transport emissions. Of most relevance to this are:

- assessing the potential impacts of managing traffic growth and mitigating the impacts of road traffic on air quality, noise and health;
- promoting policies relating to green infrastructure...

the latter point relating to provision of an extensive network of off road cycle paths especially concentrated in the Greenheart area of the borough.

Policy DP9 Reduce Emissions and Adapt to Climate Change

This principle is of general relevance since transport accounts for one of the major contributors towards carbon emissions and consequent climate change. Measures to reduce emissions arising from transport and the need to travel within Wigan borough will contribute to overall targets.

Policy RDF1 Spatial Priorities

This sets out the regional spatial priorities for growth and includes as a third priority towns in the 3 city regions, including Wigan and larger suburban centres in the borough provided the development is of an appropriate scale and at points where transport networks connect and where public transport accessibility is good.

Policy EM3 Green Infrastructure

This policy should be read in conjunction with policy RT9 which promotes a regional framework for walking and cycling applicable to green infrastructure. It is particularly relevant in Wigan in the Greenheart Park.

Policy MCR1 Manchester City Region Priorities

This policy aims to see the Manchester City Region deliver its full potential and in transport terms this

includes to:

- secure improvements, including the enhancement of public transport links, which will enable the inner areas and the northern part of the City Region to capture growing levels of investment and reduce sub-regional disparities...;
- accommodate housing development in locations that are accessible by public transport to areas of economic growth...;
- improve the City Region's internal and external transport links in line with the priorities for transport investment and management set out in Policy RT10;
- ...enhance the accessibility of the Regional Centre by public transport to support economic growth and enable the benefits of its wide range of economic, cultural and other opportunities to be shared...;
- develop the role of Wigan ... as a regional public transport gateway in line with Policy RT3.

The direct potential for Wigan to contribute to this policy is already expressed and refers to Wigan Hub. It also stresses the role of improving and enhancing the transport infrastructure that is especially required in the central axis of the borough and to give better connections to the Regional Centre.

Policy MCR5 Northern Part of the Manchester City Region

This is the part that contains Wigan. It is notable, on the Key Diagram, that Wigan is acknowledged as a public transport interchange of regional importance with national public transport corridors north-south and regional public transport corridors east-west, national road corridors north-south but no equivalent regional corridor east to the regional centre.

Plans and strategies here should:

- deliver appropriate development sites and secure necessary infrastructure improvements.

These features are required for the modernisation of the transport infrastructure in much of Wigan and it also acknowledged that significant levels of investment will be needed to raise the northern parts to the same levels of economic achievement as those in the south.

Policy MCR6 Strategic Framework for Warrington

This is relevant as Warrington provides employment opportunities for residents in parts of Wigan. In Warrington plans and strategies need to support this link, already fostered by the CANGO (Culcheth, Ashton, Newton and Golborne) public transport area initiative and major development proposals at Omega and at Parkside (partly in Warrington and St Helens). Regard must be had to:

- focus development on sites which are accessible by public transport, walking and cycling...

This challenge is already acknowledged in the CANGO project that focuses on rail and bus interchange at Newton-le-Willows station. There are also investigations ongoing to open a rail station at Golborne as part of the Transport Innovation Fund bid.

Opportunities

Investment has taken place in improving highways and the West Coast Main line.

Securing finance for walking and cycling infrastructure investments offer the most opportunities for exceeding delivery targets and delivers high cost/benefit values.

Manchester City Region policies acknowledge the key role Wigan can play in meeting transportation objectives.

Issues and constraints

The quality of many local services and infrastructure leaves much to be desired and congestion on many road and rail routes is a serious concern. Worsening journey time reliability on parts of the motorway network for businesses and industry particularly in urban areas (including Wigan) is reducing the reliability of road based public transport. Transport is also having an adverse impact on air quality measures.

Wigan's requirements for development land may well include land that is not currently well connected and separate measures such as developer contributions to ensure that it can be delivered will need to be applied.

Policies DP4 and DP6 are difficult to reconcile in Wigan as infrastructure gaps have been identified.

Enhancing public transport links to employment opportunities in Warrington and St Helens.

How could the Local Development Framework respond?

- Need to identify transport infrastructure gaps and requirements
- Need to ensure deliverability of transport infrastructure
- Need to define the detailed boundaries of the Inner Areas of Wigan
- Need to enhance public transport links in those areas of the borough that are currently poorly served.

Implications for the sustainability appraisal

Cross references (General)

Cross references (Topic Reviews)

- Housing
- Economy and Employment
- Retail and Centres
- Health and Recreation

Table B6	
Title	North West of England Plan - Regional Spatial Strategy to 2021: Chapter 8 Transport in the North West – Connecting People and Places
Proponent body	Government Office for the North West
Status (e.g. statutory, non-statutory)	Statutory
Date produced	September 2008
Why is it relevant to the Local Development Framework?	
<p>This chapter forms the Regional Transport Strategy and embraces the spatial principles (DP1-9) and the regional and sub-regional spatial frameworks (policy RDF1) as reviewed in the above table. It aims significantly to improve the quality and provision of public transport and promote a more structured and managed approach to managing and selectively improving the region's highway network to provide better links within the region and to other parts of the UK and beyond.</p> <p>This review does not repeat the policies but provides a commentary on each one in terms of its relevance and importance in Wigan borough.</p>	
Key messages, requirements and objectives	
Policy RT1 Integrated Transport Networks	
<p>Examination of Wigan's transport problems on a multi-modal basis means significant attention is required to address the east-west links in the borough and the problems experienced in Ashton and the fact that congestion occurs over an increasing proportion of the day and not just at traditional peak times. Solutions will include some road construction as currently buses experience the same congestion as cars and freight vehicles. Opportunities for improved integration of public transport and highways links occur at Wigan Hub, Leigh bus station and at other town centres throughout the borough. The main transport corridor of national importance in the borough is the M6 / West Coast Main Line. The M6 currently experiences high levels of congestion at certain times and links to it have significant impacts on locations such as Ashton. Implementation of the December 2008 WCML timetable will result in service improvements north-south and Northern Rail are changing their service patterns to capitalise on opportunities for improved timetabling. Service improvements are also required on the Atherton line (as identified by the NW RUS) to improve connectivity with Manchester. Wigan is identified as a public transport interchange of regional importance but will only realise its potential once rail strengthening has occurred with longer trains to help reduce overcrowding to the regional centre.</p>	
Policy RT2 Managing Travel Demand	
<p>Reducing congestion on the busiest parts of the motorway network affects Wigan directly from the M6 and indirectly from the M62. Reducing car borne trips for commuting and education trips affects the whole borough in general and particularly Winstanley and St John Rigby Colleges which are currently not well served by public transport, exasperated by ticketing and cost issues. Many of the borough's schools have travel plans in place and more are anticipated in the near future. Extensive use of the yellow school bus is also made in the borough, with opportunities to extend as funding becomes available. Reallocation of road space in favour of walking, cycling and bus measures, parking control and enforcement, travel plans and parking standards (SPD June 2007) are all areas receiving attention in complementary strategies and plans. Air quality measures are addressed through a supplementary planning document adopted in September 2007.</p>	
Policy RT3 Public Transport Framework	
<p>Wigan has public transport links to Manchester, Liverpool, St Helens, Skelmersdale, Preston, Bolton and Warrington. All these require enhancement and improvement. We also have a direct train link to Manchester Airport serving Wallgate and Hindley. A number of Quality Bus Corridors serve the borough and a guided busway is proposed to connect Leigh and Tyldesley more readily with Manchester, as well as demand responsive services operating although more need to be developed to link employment, education and training opportunities with areas of need. Cross boundary travel between Wigan and neighbouring boroughs means better information provision, marketing and integrated ticketing are challenging to provide because of the number of operators and partner organisations involved. This is being addressed in part by the CANGo area project in the south of the borough.</p>	
Policy RT4 Management of the Highway Network	
<p>In Wigan the regional highway network comprises the M6 and A580. The Primary Route Network is</p>	

defined in the Unitary Development Plan and improving road safety, reducing traffic growth and maintaining a high quality environment are major tenets of LTP implementation in Wigan. Serious road accident hotspots occur in the borough in central Wigan, Newtown, Leigh, Hindley, Standish and Lane Head (A580). Child accident statistics show notable concentrations in areas of deprivation throughout the borough. Deficiencies in the network in Wigan will be identified in the emerging Transport Strategy.

Policy RT5 Airports

Aviation makes an important contribution to the regional and local economy and Wigan Council is part owner of Manchester Airport and has direct rail connections to it. Airport operators, in conjunction with the Highways Agency, local authorities, the rail industry and transport providers, need to address issues that restrict access to airports by road and rail for passengers, staff, freight operators and visitors, which may impede the development of the national and regional economy.

Policy RT6 Ports and Waterways

In Wigan the main waterway asset is the Leeds-Liverpool Canal and its branches. This is important for biodiversity, recreation and potential to improve health of residents, and also as a sustainable transport route along the tow path. Access to the Port of Liverpool is important for the economy generally.

Policy RT7 Freight Transport

The GM Freight Quality Partnership is responsible for the implementation of measures to support and improve the movement of freight in the borough and transfer to rail will be encouraged wherever possible. Identification of the need for and location of lorry parks is relevant to Wigan as it is possible the Leigh Guided Busway will require land currently occupied by such a provision in Leigh.

Policy RT8 Inter-Modal Freight Terminals

Although not in the borough, the proposed inter-modal freight interchange at Parkside will have a considerable impact on the south-west of the borough in terms of job opportunities but also impact on the Green Belt and increased noise, vibration and congestion especially at Lane Head as a result of road vehicles serving the interchange. There is a requirement that a Travel Plan is developed that sets out measures for providing genuine access to the site for potential employees other than by private car. This is relying on interchange at Newton-le-Willows station which is currently not well served from Wigan. The CANGo initiative mentioned before will address this in part but public transport links from Wigan remain problematic.

Policy RT9 Walking and Cycling

This policy is articulated locally in Wigan Walking and Cycling Strategies and the Rights of Way Improvement Plan. Much use is already made of the borough's canal towpaths and disused railway lines in providing off road linkages. Improvements to the Whelley Loop Line for cycling have recently been undertaken.

Policy RT10 Priorities for Transport Management and Investment

These are set by the availability of Regional Funding Allowance and resources under the Transport Innovation Scheme supplemented by local contributions and contributions secured from developers. Local priorities will be set out in the Transport Strategy.

Opportunities

Contained within the text above.

Issues and constraints

Contained within the text above.

How could the Local Development Framework respond?

Contained within the text above.

Implications for the sustainability appraisal

Cross references (General)	Cross Reference (Topic Reviews)

Table B7	
Title	North West of England Plan - Regional Spatial Strategy to 2021: Chapter 11: Enjoying and Managing the North West
Proponent body	Government Office for the North West
Status (e.g. statutory, non-statutory)	Statutory
Date produced	September 2008
Why is it relevant to the Local Development Framework?	
The Regional Spatial Strategy for North West England provides a framework for the physical development of the region over the next fifteen to twenty years. Within this strategy, Section 11 provides a series of policies relating to the conservation of the North West's environment assets.	
Key messages, requirements and objectives	
The environmental economy makes a significant contribution towards the North West's Gross Domestic Product. Making the most of what we have, and improving on, the natural assets of the region, is fundamentally important as the region will not move forward to a new, modern economy without addressing the environmental legacy of the past.	
Opportunities	
Significant opportunities exist through multi-purpose policy frameworks such as green infrastructure to significantly improve access to green space, contributing towards social objectives such as creating sustainable communities and making attractive places to live.	
Issues and constraints	
How could the Local Development Framework respond?	
Policy EM1 – Integrated Land Management	
Plans, strategies, proposals and schemes should deliver an integrated approach to land management, based upon detailed character assessments and landscape strategies derived from the North West Joint Character Area map.	
With regards to specific elements of integrated land management, the following should be taken into account:	
1) Biodiversity	
Plans and strategies should seek to deliver a 'step-change' increase in the region's biodiversity resources, by delivering the regional biodiversity targets for maintaining, restoring and expanding priority habitats, and delivering the habitat and species targets of the Local Biodiversity Action Plans.	
This should be done by protecting, expanding and linking areas for wildlife within and between the locations of highest biodiversity resources, and encouraging the protection, conservation and improvement of the ecological fabric elsewhere.	
2) Landscape and Heritage	
Plans, strategies, proposals and schemes should identify, protect, maintain and where possible, enhance natural, man-made and historic features that contribute to the character and culture of landscapes, places and local distinctiveness within the North West.	
3) Woodlands	
Plans and strategies for woodland and forestry management, should adopt the multi-purpose approach set out in the Regional Forestry Framework, especially in relation to their role in green infrastructure provision and management.	
This integrated form of management will be important in securing other benefits including improved health through access to recreation and economic benefits associated with providing a quality environment in which to live and boosting the region's image.	

Policy EM2 – Remediating Contaminated Land

Plans, strategies, proposals and schemes should encourage the adoption of sustainable remediation technologies. Where soft end uses (including green infrastructure, natural habitat or landscape creation) are to be provided on previously developed sites, appropriate remediation technologies should be considered which reduce or render harmless any contamination that may be present.

Policy EM3 – Green Infrastructure

Plans, strategies, proposal and schemes should:

- Identify, promote and deliver multi-purpose networks of green space, particularly where there is currently limited access to natural green space or where connectivity between these places is poor; and
- Integrate Green Infrastructure provision within existing and new development, particularly within major development and regeneration schemes.

Policy EM4 – Regional Parks

The overall objective of this policy is to deliver;

- major improvement in the provision of high quality, easily accessible recreation, leisure and sporting opportunities, sustainable tourism, appropriate to the character and environmental sensitivity of the area;
- major environmental quality improvement to aid regeneration and image and contribute towards mitigating the impacts of climate change;
- significant increases in employment and business activity in leisure, sport and recreation; and
- a mechanism for the conservation of the landscape close to where people live, its character, biodiversity and heritage assets.

Policy EM5 – Integrated Water Management

Plans and strategies should have regard to River Basin Management Plans and assist in achieving integrated water management and delivery of the EU Water Framework Directive.

They should protect the quantity and quality of surface, ground and coastal waters and manage flood risk by:

- Phasing development to reflect existing water supply and waste water treatment capacity, unless new infrastructure can be provided ahead of the development without environmental harm;
- Implementing the 'Meeting the Sequential Flood Risk Test – Guidelines for the North West Region';
- Requiring that any development which, exceptionally, must take place in current or future flood risk areas is resilient to flooding; protected to appropriate standards and does not increase the risk of flooding elsewhere;
- Requiring new, and where possible, existing development (including transport infrastructure) to incorporate

Implications for the sustainability appraisal

This document provides background information that may be useful at later stages of appraisal where further detail is required.

Cross references (General)

Cross Reference (Topic Reviews)

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Table B8	
Title	North West of England Plan - Regional Spatial Strategy to 2021: Chapter 11: Enjoying and Managing the North West
Proponent body	GONW
Status (e.g. statutory, non-statutory)	Statutory
Date produced	September 2008
Why is it relevant to the Local Development Framework?	
<p>This Strategy provides a framework for development and investment in the north west region over the next fifteen to twenty years and forms part of our development plan. It looks to deliver sustainable development, leading to a higher quality of life for all, reducing environmental disparities.</p> <p>The pursuit of sustainable development demands that we live within environmental limits, respecting the environment, natural resources and biodiversity. It is a fundamental tenet that has not only influenced RSS policies on the environment, but cross-cuts the thematic policies.</p> <p>Work currently in hand to assess the environmental capacity of the region will provide a vital evidence base to monitor performance and underpin future policy development in this respect.</p>	
Key messages, requirements and objectives	
<p>The highly urbanised nature of large parts of the North West has created a significant 'ecological footprint'. Plans and strategies need to recognise the distinctiveness of different places – for example, areas degraded by the legacy of our industrial past need responding to accordingly.</p> <p>It is important not only to develop the North West as a better place to live, but also to make a more substantial contribution to national and global environmental targets and initiatives. As far as possible: reduce the effects of climate change; deal with dereliction; improve air and water quality; manage the fabric of the towns and cities; protect wildlife; increase tree cover; and find more sustainable ways of dealing with waste.</p> <p>Two spatial principles include: 1) to promote sustainable communities and 2) environmental quality underpins RSS.</p> <p>Policy DP2 Promote sustainable communities. This will be sensitive to the environment by improving the built and natural environment, and conserving the regions heritage.</p> <p>Policy DP7 Promote Environmental Quality. This will ensure environmental quality including air, and inland waters is protected and enhanced, especially by:</p> <ul style="list-style-type: none"> • understanding and respecting the character and distinctiveness of places and landscapes; • the protection and enhancement of the historic environment; • promoting good quality design in new development and ensuring that development and its setting taking into account relevant design requirements, the NW Design Guide and other best practice; • reclaiming derelict land and remediating contaminated land for end-uses to improve the quality of the region and use land resources efficiently; • maximising opportunities for the regeneration of derelict or dilapidated areas; • assessing the potential impacts of managing traffic growth and mitigating the impacts of traffic on air quality, noise and health; • promoting policies relating to green infrastructure and the greening of towns and cities; • maintaining and enhancing the tranquillity of open countryside and rural areas; • maintaining and enhancing the quantity and quality of biodiversity and habitat; • ensuring that plans, strategies and proposals which alone or in combination could have a significant effect on the integrity and conservation objectives of sites of international importance for nature conservation are subject to assessment, this includes assessment of the potential impacts of development (and associated traffic) on air quality, water quality and water levels. <p>Policy DP9 Reduce Emissions and Adapt to Climate Change</p> <p>As an urgent regional priority, plans, strategies, proposals, schemes and investment decisions should identify, assess and apply measures to ensure effective adaptation to likely environmental, social and economic impacts of climate change.</p> <p>Adaptation measures might include:</p> <ul style="list-style-type: none"> • minimising threats from, and the impact of, increased storminess and flood risk, habitat disturbance, fragmentation and increased pressure on water supply and drainage systems; 	

- protection of the most versatile agricultural land;
- Sustainable Urban Drainage.

Policy EM1 Integrated Enhancement and Protection of the Region's Environmental Assets

The Region's environmental assets should be **identified, protected, enhanced** and **managed**.

Policy EM1 (A): Landscape

Plans, strategies, proposals and schemes should identify, protect, maintain and enhance natural, historic and other distinctive features that contribute to the character of landscapes and places within the North West.

They should be informed by and recognise the importance of detailed landscape character assessments and strategies.

Policy EM1 (B): Natural Environment

Plans, strategies, proposals and schemes should secure a 'step-change' increase in the region's biodiversity resources by contributing to the delivery of national, regional and local biodiversity objectives and targets for maintaining extent, achieving condition, restoring and expanding habitats and species populations.

Specific locations for opportunity will be informed by sub-regional biodiversity maps and frameworks of statutory and local wildlife sites.

Local authorities should:

- develop a more detailed representation of this spatial information for use in their Local Development Frameworks; and
- develop functional ecological frameworks that will address habitat fragmentation and species isolation, identifying and targeting opportunities for habitat expansion and re-connection. Active arrangements will be needed to address ecological cross-boundary issues.

Policy EM1 (C): Historic Environment

Plans, strategies, proposals and schemes should protect, conserve and enhance the historic environment supporting conservation-led regeneration in areas rich in historic interest, and in particular exploiting the regeneration potential of the textile mill-town heritage that exists in Greater Manchester.

Policy EM1 (D): Trees, Woodlands and Forests

Plans, strategies, proposals and schemes should:

- support the aims and priorities of the North West Regional Forestry Framework and sub-regional forestry strategies;
- encourage a steady targeted expansion of tree and woodland cover and promote sustainable management of existing woodland resources to enable the delivery of multiple benefits to society;
- support the continued role of community forestry;
- identify and protect ancient semi-natural woodland and veteran trees.

In order to provide for environmental improvements in the North West, plans and strategies need to foster a joined-up approach to deliver built and natural environment policy objectives.

This integrated form of management will be important in securing other benefits including improved health through access to recreation and economic benefits associated with providing a quality environment in which to live and boosting the Region's image.

Policy EM2: Remediating Contaminated Land

Plans, strategies, proposals and schemes should encourage the adoption of sustainable remediation technologies. Where soft end uses (including green infrastructure, natural habitat or landscape creation) are to be provided on previously developed sites, appropriate remediation technologies should be considered which reduce or render harmless any contamination that may be present.

Policy MCR1 Manchester City Region Priorities

Plans and Strategies in Manchester City Region should:

- focus environmental improvements where they are most needed and will have greatest benefit to facilitate the sustainable development of the Regional Centre and Inner areas. This includes integrated flood management works, the remediation of contaminated land, and provision of high quality green infrastructure as part of a comprehensive regeneration schemes.

RSS aims to see the MCR deliver its full potential by ensuring that policies connect areas of economic opportunity to areas of greatest need, with a particular focus on those areas in need of economic, social and physical restructuring and regeneration.

The promotion of regional park and community forest resources in the context of an overall objective of “green infrastructure” provision, will help to improve the image of all parts of the City Region, maximise accessibility to facilities, greenspace and biodiversity, reduce social exclusion, promote good health, provide a high quality environment, help to attract investment in leisure, tourism and high quality employment, and support the provision of successful and sustainable neighbourhoods.

Successful remediation of contaminated land is fundamental to improving the image of the region.

Policy EM3 – Green Infrastructure

Green infrastructure can contribute to a high quality natural and built environment and can enhance that quality of life for present and future residents and visitors and delivers “liveability” for sustainable communities.

Plans, strategies, proposals and schemes should aim to deliver wider spatial outcomes that incorporate environmental and socio-economic benefits by:

- conserving and managing existing green infrastructure;
- creating new green infrastructure;
- enhancing its functionality, quality, connectivity and accessibility.

A key aim of green infrastructure is the maintenance and improvement of biodiversity. Green Infrastructure has a role in mitigating and adapting to climate change.

Local authorities should adopt a cross disciplinary approach to the identification, management and creation of green infrastructure.

LDF policy should identify and protect existing green infrastructure and seek to deliver improvements where possible.

A strategic approach to the provision of alternative recreational space is likely to be particularly effective, rather than small piecemeal provision of open space in association with individual developments.

Policy EM4 – Regional Parks

The Mersey Basin has been identified as an area of search for a Regional Park – An existing project includes Wigan Greenheart Regional Park.

Overall Objectives of Regional Parks are:
To deliver:

- major improvement in the provision of high quality, easily accessible recreation, leisure and sporting opportunities, sustainable tourism, appropriate to the character and environmental sensitivity of the area;
 - major environmental quality improvement to aid regeneration and image and contribute towards mitigating the impacts of climate change;
 - significant increases in employment and business activity in leisure, sport and recreation;
- and
- a mechanism for the conservation of the landscape close to where people live, its character, biodiversity and heritage assets.

Policy EM5 – Integrated Water Management

In achieving integrated water management and delivery of the EU Water Framework Directive, plans and strategies should have regard to River Basin Management Plans, Water Company Asset Management Plans, Catchment Flood Management Plans, and the Regional Flood Risk Appraisal.

Local planning authorities and developers should protect the quantity and quality of surface, ground and coastal waters, and manage flood risk, by:

- working with the Water Companies and the Environment Agency when planning the

location and phasing of development.

- producing sub-regional or district level strategic flood risk assessments, guided by the Regional Flood Risk Appraisal.
- designing appropriate mitigation measures into the scheme, for any development which, exceptionally, must take place in current or future flood risk areas;
- requiring new development, including residential, commercial and transport development, to incorporate sustainable drainage systems and water conservation and efficiency measures to the highest contemporary standard;
- encouraging retrofitting of sustainable drainage systems and water efficiency within existing developments;
- raising people's awareness of flood risks and the impacts of their behaviours and lifestyles on water consumption.

Opportunities

Policy CLCR 3 – Green City

The protection and enhancement of 'green character' of Central Lancashire could lead to opportunities for green infrastructure within the outer fringe of the Borough which borders with West Lancashire and Chorley Districts.

In the North West, the Environment Agency and others are developing best practice guidelines based on a hierarchy of remediation methods.

Issues and constraints

Past industrial activity has left a legacy of land contamination, which needs to be managed.

It is expected that excesses of water in winter, shortages in summer and increasingly intense rainfall will occur, which will affect the assessment and management of future risks associated with water resources, water quality and flooding.

There is an imperative need to manage the demand for water in the region and address the detrimental effect of urban and agricultural run off on water quality.

How could the Local Development Framework respond?

Implications for the sustainability appraisal

Cross references (General)

Cross Reference (Topic Reviews)

Table B9	
Title	North West of England Plan - Regional Spatial Strategy to 2021: Minerals Policies
Proponent body	Government Office for the North West
Status (e.g. statutory, non-statutory)	Statutory
Date produced	September 2008
Why is it relevant to the Local Development Framework?	
<p>The Minerals policies of RSS form part of the statutory development plan for the north west and set the framework which the Local Development Framework must be in conformity with.</p>	
Key messages, requirements and objectives	
<p>Policy EM7: Minerals Extraction</p> <p>Plans and strategies should make provision for a steady and adequate supply of minerals</p> <p>Policy EM8: Land-won Aggregates</p> <p>Mineral planning authorities should work together to make provision for the agreed apportionment of land-won aggregates to 2016 on the basis of the revision to MPG 6 and the sub-regional apportionment set out in RSS.</p> <p>Policy EM9: Secondary and Recycled Aggregates</p> <p>Need to maximise the role of secondary and recycled aggregates by:</p> <ul style="list-style-type: none"> • Achieving a target of 20% use by the construction industry ; • Incorporating temporary materials-recycling facilities at major demolition and construction projects; • Identifying sites for permanent recycling plants for construction and demolition waste. 	
Opportunities	
<ul style="list-style-type: none"> • Economic opportunities from mineral exploitation • Minimisation of mineral transportation from outside the region • Substitution of secondary and recycled aggregates for land-won minerals. 	
Issues and constraints	
<ul style="list-style-type: none"> • Minerals can only be worked where they occur • Need to safeguard minerals from development. • Minerals extraction is an exception to the sequential approach to development set out in the Core Principles 	
How could the Local Development Framework respond?	
<ul style="list-style-type: none"> • Need to maintain land-banks of permitted reserves of certain minerals • Need to identify opportunities for transport of minerals by pipeline, rail or water • Need to safeguard minerals from development. • Need to maximise the role played by secondary and recycled aggregates instead of land-won minerals. 	
Implications for the sustainability appraisal	
Cross references (General)	Cross references (Topic Reviews)

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|--|---|
| | <ul style="list-style-type: none">• Natural resources and pollution |
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Table B10

Title	North West of England Plan - Regional Spatial Strategy to 2021: Waste Management Policies
Proponent body	Government Office for the North West
Status (e.g. statutory, non-statutory)	Statutory
Date produced	September 2008

Why is it relevant to the Local Development Framework?

The Waste Management policies of RSS form part of the statutory development plan for the north west and set the framework which the Local Development Framework must be in conformity with.

Key messages, requirements and objectives**Policy EM10: A Regional Approach to Waste Management**

Plans strategies and proposals must require the provision of sustainable waste management infrastructure. Should seek to achieve targets:

- Municipal waste growth reduced to zero by 2014
- 40% of household waste to be reused, recycled or composted by 2010, 45% by 2015 and 55% by 2020.
- Value to be recovered from 53% of municipal waste by 2010, 67% by 2015 and 75% by 2020.
- Zero future growth in commercial and industrial waste.
- Recycle 35% of commercial and industrial waste by 2020.

Policy EM11: Waste Management Principles

Following sequence of initiatives should be followed:

- Waste minimisation;
- Maximise reuse of waste;
- Composting or recycling;
- Intermediate treatment;
- Treatment of hazardous materials;
- Production of refuse-derived fuels;
- Recovery of energy from residual waste;
- Disposal of residual waste by land-filling.

Policy EM12: Locational Principles

Communities to take responsibility for their own waste. Final residue to be disposed of in nearest installation and avoid unnecessary carriage of waste over long distances. Take account of sustainable transport infrastructure such as rail or water transport.

Policy EM13: Provision of Nationally, Regionally and Sub-Regionally Significant Waste Management Facilities.

Plans, strategies, proposals and schemes should provide for waste management facilities to deal with the indicative volumes of waste in each sub-region as set out in RSS.

Policy EM14: Radioactive Waste

Plans and strategies should continue to support the North West as a centre for nuclear fuel fabrication, reprocessing, radioactive waste management and decommissioning.

Opportunities

- Increased environmental protection
- Decoupling waste growth from economic growth
- Energy recovery
- New waste technologies may increase sustainability and financial viability
- Minimising the need for waste export outside the region
- Reduced landfill tax

Issues and constraints

- May not be possible to manage all waste in urban areas

How could the Local Development Framework respond?

- Need to identify sites and areas for waste management facilities
- Need to identify sites for residual land-fill
- Need for development management policies for waste management.

Implications for the sustainability appraisal**Cross references (General)****Cross references (Topic Reviews)**

- Waste

Table B11	
Title	North West of England Plan - Regional Spatial Strategy to 2021: Green Belt Policies
Proponent body	Government Office for the North West
Status (e.g. statutory, non-statutory)	Statutory
Date produced	September 2008
Why is it relevant to the Local Development Framework?	
<p>The Green Belt policies of RSS form part of the statutory development plan for the north west and set the framework which the Local Development Framework must be in conformity with.</p>	
Key messages, requirements and objectives	
<p>Policy RDF4: Green Belts</p> <p>The general extent of the Region's Green Belt will be maintained.</p> <p>There is no need for any exceptional strategic change to Green Belt and its boundaries in Greater Manchester before 2011.</p> <p>Other local detailed boundary changes should be examined through the LDF process.</p>	
Opportunities	
Issues and constraints	
<ul style="list-style-type: none"> • Need to consider any local Green Belt boundary changes through the LDF process and be subject to the agreement of the Regional Planning Body. 	
How could the Local Development Framework respond?	
<ul style="list-style-type: none"> • If necessary, by demonstrating the exceptional circumstances necessary to change the Green Belt boundary through the LDF process. 	
Implications for the sustainability appraisal	
Cross references (General)	Cross references (Topic Reviews)
	<ul style="list-style-type: none"> • Housing • Economy and Employment

