

CHAPTER 4 - MONITORING THE PLAN: TARGETS AND INDICATORS

MO MONITORING THE PLAN: TARGETS AND INDICATORS

Objections to Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
572	O	006	MO		Peter Sargeant FRTPi		WIGAN MBC 572/A
582	O	001	MO		Taylor Woodrow Developments Limited	Michael Courcier and Partners Ltd	WMBC 582/A
583	O	001	MO		Peel Investment (North) Ltd	Halliwell Landau	WMBC 583 WR

Draft Deposit Objections Unconditionally Withdrawn

Ref No	a	b	c	d	Name	Agent	Response Ref.
727	O	001	MO		Suzanne Waymont		

Objections to Revised Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
024	O	018	MO		Mrs M E Fairhurst		WIGAN MBC FOA/A
025	O	021	MO		Philip Fairhurst		WIGAN MBC FOA/A
033	O	002	MO		Miss Winifred Beesley		WIGAN MBC FOA/A
049	O	002	MO		Linda Hickey		WIGAN MBC FOA/A
050	O	002	MO		Robert Hickey		WIGAN MBC FOA/A
053	O	004	MO		Adrian Hurst		WIGAN MBC FOA/A
055	O	002	MO		Mrs M Iredale		WIGAN MBC FOA/A
060	O	002	MO		Anthony Connell		WIGAN MBC FOA/A
060	O	018	MO		Katherine Marsland		WIGAN MBC FOA/A
065	O	002	MO		Colin Greenhalgh		WIGAN MBC FOA/A
086	O	002	MO		Susan Melling		WIGAN MBC FOA/A
087	O	002	MO		B Hughes		WIGAN MBC FOA/A
089	O	002	MO		Ms Margaret Dean		WIGAN MBC FOA/A
090	O	003	MO		Karin & Keith Dagnall		WIGAN MBC FOA/A
091	O	010	MO		W Malcolm Cook		WIGAN MBC FOA/A
096	O	013	MO		Fiona Whistlecroft		WMBC 096 Lane Head
096	O	014	MO		Fiona Whistlecroft		WMBC 096 Lane Head
096	O	017	MO		Fiona Whistlecroft		WMBC 096 Lane Head
097	O	014	MO		Mrs K Lees		WIGAN MBC FOA/A
099	O	009	MO		Mr G E Forster		WIGAN MBC FOA/A
100	O	021	MO		Margaret Brooks		WIGAN MBC FOA/A
101	O	021	MO		William Brooks		WIGAN MBC FOA/A
114	O	011	MO		Joan Atherton		WIGAN MBC FOA/A
160	O	017	MO		Amelia Ellen Lavin		WIGAN MBC FOA/A
161	O	002	MO		T Brennan		WIGAN MBC FOA/A
166	O	002	MO		Mr jack Delaney		WIGAN MBC FOA/A

172	O	002	MO	Gary Crossley	WIGAN MBC FOA/A
172	O	018	MO	Julie Crossley	WIGAN MBC FOA/A
174	O	017	MO	Miss B McKenna	WIGAN MBC FOA/A
177	O	014	MO	Mr D Foster	WIGAN MBC FOA/A
184	O	002	MO	E M Chadwick	WIGAN MBC FOA/A
188	O	011	MO	Josephine Mary Fleming	WIGAN MBC FOA/A
189	O	002	MO	Miss M Topping	WIGAN MBC FOA/A
190	O	016	MO	Sarbari Mukherjee	WIGAN MBC FOA/A
194	O	014	MO	Lillian Corcoran	WIGAN MBC FOA/A
198	O	015	MO	Mrs Kay Pooke	WIGAN MBC FOA/A
219	O	010	MO	Mrs M P Anten	WIGAN MBC FOA/A
248	O	016	MO	John E Middleton	WIGAN MBC FOA/A
251	O	002	MO	Val Middleton	WIGAN MBC FOA/A
255	O	002	MO	J McLean	WIGAN MBC FOA/A
293	O	017	MO	A Hamilton	WIGAN MBC FOA/A
295	O	017	MO	P D Hamilton	WIGAN MBC FOA/A
297	O	002	MO	Raymond Sharples	WIGAN MBC FOA/A
301	O	001	MO	Mavis Helena Gale	WIGAN MBC FOA/A
303	O	008	MO	Christine A Jones	WIGAN MBC FOA/A
304	O	017	MO	J S Arkwright	WIGAN MBC FOA/A
308	O	002	MO	M Boardman	WIGAN MBC FOA/A
311	O	005	MO	Bernard Shaw	WIGAN MBC FOA/A
312	O	012	MO	Mary F Shaw	WIGAN MBC FOA/A
314	O	002	MO	Mrs M MacDonald	WIGAN MBC FOA/A
317	O	009	MO	J G Ellison	WIGAN MBC FOA/A
318	O	002	MO	Mr G Daniels	WIGAN MBC FOA/A
319	O	002	MO	Mrs M H Hughes	WIGAN MBC FOA/A
321	O	003	MO	Howard Green	WMBC 321 MO
322	O	002	MO	Archibald Smith Tate	WIGAN MBC FOA/A
323	O	002	MO	Norman Edward Rusk	WIGAN MBC FOA/A
325	O	002	MO	Mr John Steele	WIGAN MBC FOA/A
326	O	002	MO	Mrs Janet Steele	WIGAN MBC FOA/A
327	O	002	MO	Neina Woodward	WIGAN MBC FOA/A
328	O	012	MO	Mr A Woodward	WIGAN MBC FOA/A
330	O	009	MO	William Glover	WIGAN MBC FOA/A
332	O	016	MO	David Catterall	WIGAN MBC FOA/A
333	O	002	MO	Geoffrey Powell	WIGAN MBC FOA/A
335	O	013	MO	J F Kearsley	WIGAN MBC FOA/A
339	O	002	MO	Kathryn Pennington	WIGAN MBC FOA/A
407	O	015	MO	Adele Wilkes	WIGAN MBC FOA/A
408	O	007	MO	Gary Wilkes	WIGAN MBC FOA/A
435	O	002	MO	Gordon Catterall	WIGAN MBC FOA/A
436	O	002	MO	Mrs E Johnson	WIGAN MBC FOA/A
446	O	002	MO	C Hilton-Carroll	WIGAN MBC FOA/A
450	O	002	MO	Andre Philip Richard Gorner	WIGAN MBC FOA/A
461	O	012	MO	Ethel Glover	WIGAN MBC FOA/A
493	O	008	MO	William Lovell Verinder	WIGAN MBC FOA/A

494	O	016	MO		Julie L Harrison		WIGAN MBC FOA/A
505	O	002	MO		Mrs C Daington		WIGAN MBC FOA/A
533	O	012	MO		Mrs E A Carter		WIGAN MBC FOA/A
548	O	011	MO		Mrs Sylvia marion Stitt		WIGAN MBC FOA/A
550	O	002	MO		Belinda Croston		WIGAN MBC FOA/A
572	O	083	MO		Peter Sargeant FRTPI		WIGAN MBC 572/A
573	O	016	MO		Mr A Eaves		WIGAN MBC FOA/A
574	O	016	MO		John Murphy		WIGAN MBC FOA/A
582	O	020	MO		Taylor Woodrow Developments Limited	Michael Courcier and Partners Ltd	WMBC 582/A
591	O	001	MO		Mr John Makin		WIGAN MBC FOA/A
747	O	070	MO		Robert Beale		WIGAN MBC 747/A
747	O	073	MO		Robert Beale		WIGAN MBC 747/A
747	O	074	MO		Robert Beale		WIGAN MBC 747/A
810	O	002	MO		Mr A Sherman		WIGAN MBC FOA/A
828	O	003	MO		Dorothy Arkwright		WIGAN MBC FOA/A
830	O	001	MO		C Murnan		WIGAN MBC FOA/A
831	O	017	MO		Les Jones		WIGAN MBC FOA/A
833	O	001	MO		S Murphy		WIGAN MBC FOA/A
834	O	001	MO		C Murphy		WIGAN MBC FOA/A
835	O	001	MO		P Murphy		WIGAN MBC FOA/A
836	O	010	MO		Mr C L Pooke		WIGAN MBC FOA/A
837	O	019	MO		Mrs S Whitfield		WIGAN MBC FOA/A
838	O	006	MO		Rachel Webster		WIGAN MBC FOA/A
839	O	001	MO		Gary Oakes		WIGAN MBC FOA/A
840	O	001	MO		Mrs J Sherman		WIGAN MBC FOA/A
855	O	002	MO		Mrs C Walkden		WIGAN MBC FOA/A
856	O	004	MO		Mr L Walkden		WIGAN MBC FOA/A
887	O	001	MO		Mr Charles Christopherson		WIGAN MBC FOA/A
888	O	001	MO		W A Sefton		WIGAN MBC FOA/A
889	O	016	MO		William Boardman		WIGAN MBC FOA/A
890	O	001	MO		Mrs Edith Sefton		WIGAN MBC FOA/A
891	O	006	MO		Mrs Speed		WIGAN MBC FOA/A
892	O	002	MO		Adrian Hughes		WIGAN MBC FOA/A
893	O	002	MO		Mrs M J Rusk		WIGAN MBC FOA/A
894	O	001	MO		Mr John Wilkieson		WIGAN MBC FOA/A
895	O	010	MO		Mrs T Quinn		WIGAN MBC FOA/A
896	O	001	MO		David Tinsley		WIGAN MBC FOA/A
897	O	001	MO		Janet Marjorie Tate		WIGAN MBC FOA/A
898	O	001	MO		Miss T Topping		WIGAN MBC FOA/A
899	O	006	MO		Betty Prescott		WIGAN MBC FOA/A
900	O	011	MO		Mrs J Lodge		WIGAN MBC FOA/A
901	O	016	MO		Alison Hurst		WIGAN MBC FOA/A
902	O	012	MO		S V Lang		WIGAN MBC FOA/A
903	O	012	MO		J A Harrison		WIGAN MBC FOA/A
904	O	010	MO		Dr A M Mukherjee		WIGAN MBC FOA/A
905	O	012	MO		Mrs H J Hughes		WIGAN MBC FOA/A
906	O	001	MO		Frank Stringfellow		WIGAN MBC FOA/A

907	O	001	MO		Ida Rylance		WIGAN MBC FOA/A
908	O	001	MO		William J Rylance		WIGAN MBC FOA/A
909	O	001	MO		J Butcher		WIGAN MBC FOA/A
910	O	001	MO		Mrs Kathleen F Brown		WIGAN MBC FOA/A
911	O	001	MO		D Ball		WIGAN MBC FOA/A
912	O	001	MO		Mr R Banks		WIGAN MBC FOA/A
913	O	001	MO		J Houghton		WIGAN MBC FOA/A
914	O	001	MO		C MacDonald		WIGAN MBC FOA/A
915	O	006	MO		Jacqueline Sheehan		WIGAN MBC FOA/A
916	O	001	MO		Maureen Smith		WIGAN MBC FOA/A
917	O	008	MO		Mrs P A Tushingam		WIGAN MBC FOA/A
918	O	005	MO		Gladys Wilkes		WIGAN MBC FOA/A
919	O	008	MO		P A Waldron		WIGAN MBC FOA/A
920	O	001	MO		Mr R G Bradshaw		WIGAN MBC FOA/A
921	O	015	MO		D Ellison		WIGAN MBC FOA/A
922	O	006	MO		Richard Andrew Corless		WIGAN MBC FOA/A
923	O	005	MO		Jeffrey Cook		WIGAN MBC FOA/A
924	O	007	MO		Maureen Corless		WIGAN MBC FOA/A
925	O	015	MO		I Cotham		WIGAN MBC FOA/A
926	O	001	MO		Margaret Catterall		WIGAN MBC FOA/A
927	O	011	MO		Vincent Corcoran		WIGAN MBC FOA/A
928	O	009	MO		Philip Holt		WIGAN MBC FOA/A
929	O	009	MO		A Horton		WIGAN MBC FOA/A
930	O	007	MO		Mr A J Horton		WIGAN MBC FOA/A
931	O	001	MO		C P Simpson		WIGAN MBC FOA/A
932	O	001	MO		G Brash		WIGAN MBC FOA/A
933	O	001	MO		Bernard H Shorrocks		WIGAN MBC FOA/A
934	O	001	MO		Brenda Ryan		WIGAN MBC FOA/A
935	O	001	MO		Mrs K Marsh		WIGAN MBC FOA/A
936	O	001	MO		Mrs A Cordell		WIGAN MBC FOA/A
937	O	001	MO		F Murtagh		WIGAN MBC FOA/A
938	O	001	MO		Mrs Vivien Rigby		WIGAN MBC FOA/A
939	O	016	MO		Doreen Sharples		WIGAN MBC FOA/A
940	O	003	MO		David Pennington		WIGAN MBC FOA/A
941	O	016	MO		Mrs J Tushingam		WIGAN MBC FOA/A
942	O	010	MO		Mr A Tushingam		WIGAN MBC FOA/A
943	O	003	MO		Marilyn Riding		WIGAN MBC FOA/A
944	O	001	MO		Edward Ryan		WIGAN MBC FOA/A
945	O	001	MO		Ann Gorner		WIGAN MBC FOA/A
946	O	001	MO		Ben Daniel Gorner		WIGAN MBC FOA/A
947	O	001	MO		Gabrielle Maria Gorner		WIGAN MBC FOA/A
948	O	004	MO		Sheila Jones		WIGAN MBC FOA/A
949	O	001	MO		Gary W Jones		WIGAN MBC FOA/A
950	O	002	MO		Allan Jones		WIGAN MBC FOA/A
951	O	002	MO		Mr Michael W Kelly		WIGAN MBC FOA/A
952	O	008	MO		Mrs V Kelly		WIGAN MBC FOA/A
953	O	007	MO		J A Pendlebury		WIGAN MBC FOA/A

954	O	010	MO		P J Pendlebury		WIGAN MBC FOA/A
955	O	011	MO		S Leonard		WIGAN MBC FOA/A
956	O	002	MO		Harry Millington		WIGAN MBC FOA/A
957	O	003	MO		Patricia A Donnelly		WIGAN MBC FOA/A
958	O	006	MO		Mary E Shorrocks		WIGAN MBC FOA/A
959	O	014	MO		Mrs Heather Williams		WIGAN MBC FOA/A
960	O	008	MO		Mrs P A Grimshaw		WIGAN MBC FOA/A
961	O	015	MO		Mrs Doreen Glover		WIGAN MBC FOA/A
962	O	001	MO		Teresa Garland		WIGAN MBC FOA/A
963	O	016	MO		Karen Gibson		WIGAN MBC FOA/A
964	O	001	MO		A Pennington		WIGAN MBC FOA/A
965	O	006	MO		F Heaton		WIGAN MBC FOA/A
966	O	006	MO		Eileen Critchley		WIGAN MBC FOA/A
967	O	012	MO		Mrs Eryl Cross		WIGAN MBC FOA/A
968	O	010	MO		Roger K Dandridge		WIGAN MBC FOA/A
969	O	005	MO		R J Brown		WIGAN MBC FOA/A
970	O	007	MO		Norah Bradshaw		WIGAN MBC FOA/A
971	O	005	MO		Mrs K Birkett		WIGAN MBC FOA/A
972	O	004	MO		Debbie Gaynor		WIGAN MBC FOA/A
973	O	001	MO		Margaret Cook		WIGAN MBC FOA/A
974	O	013	MO		Mrs P M Forster		WIGAN MBC FOA/A
975	O	014	MO		Mrs Edna Brown		WIGAN MBC FOA/A
976	O	011	MO		Mrs T Wood		WIGAN MBC FOA/A
977	O	010	MO		Anne Maliczewski		WIGAN MBC FOA/A
978	O	011	MO		Mr J W Fleming		WIGAN MBC FOA/A
979	O	009	MO		Mr Stanley L Brown		WIGAN MBC FOA/A
980	O	010	MO		Jean Haddock		WIGAN MBC FOA/A
981	O	008	MO		A M Catterall		WIGAN MBC FOA/A
982	O	006	MO		Mrs Kinsella		WIGAN MBC FOA/A
983	O	014	MO		Mrs Sheila Majakari		WIGAN MBC FOA/A
984	O	012	MO		D Glover		WIGAN MBC FOA/A
985	O	014	MO		W MacDonald		WIGAN MBC FOA/A
986	O	015	MO		Joan Quick		WIGAN MBC FOA/A
987	O	015	MO		Anthony Quick		WIGAN MBC FOA/A
988	O	015	MO		Miss A L Prescott		WIGAN MBC FOA/A
989	O	014	MO		Mrs B Prescott		WIGAN MBC FOA/A
990	O	015	MO		Barbara Parkinson		WIGAN MBC FOA/A
991	O	015	MO		Marian Ochwat		WIGAN MBC FOA/A
992	O	015	MO		Stefan Ochwat		WIGAN MBC FOA/A
993	O	002	MO		George Swindell		WIGAN MBC FOA/A
994	O	001	MO		Hazel Louise Gorner		WIGAN MBC FOA/A
995	O	001	MO		Andrew Gaynor		WIGAN MBC FOA/A
996	O	001	MO		Patricia M Shannon		WIGAN MBC FOA/A
997	O	015	MO		Dinah Middleton		WIGAN MBC FOA/A
998	O	015	MO		J Fairhurst		WIGAN MBC FOA/A
999	O	015	MO		T Doyle		WIGAN MBC FOA/A
A01	O	001	MO		Anna Louise Calder		WIGAN MBC FOA/A

A02	O	001	MO		Peter Cains Butchers		WIGAN MBC FOA/A
A03	O	001	MO		Linda Croston		WIGAN MBC FOA/A
A04	O	001	MO		Jane Moore		WIGAN MBC FOA/A
A05	O	001	MO		Friends of Ashton		WIGAN MBC A05/A
A06	O	001	MO		Mrs Hilary Davies		WIGAN MBC FOA/A
A07	O	001	MO		Paula Jayne Green		WIGAN MBC FOA/A
A08	O	001	MO		Joseph Garland		WIGAN MBC FOA/A
A09	O	001	MO		Mr James Crook		WIGAN MBC FOA/A
A10	O	001	MO		Mr John Crook		WIGAN MBC FOA/A
A11	O	001	MO		B Carney		WIGAN MBC FOA/A
A12	O	001	MO		Frank Brown		WIGAN MBC FOA/A
A13	O	001	MO		Mr J Bentham		WIGAN MBC FOA/A
A14	O	001	MO		M Withington		WIGAN MBC FOA/A
A15	O	001	MO		Helen Whalley		WIGAN MBC FOA/A
A16	O	001	MO		William James Wilkes		WIGAN MBC FOA/A
A17	O	001	MO		Joanne Young		WIGAN MBC FOA/A
A18	O	001	MO		John G Bradshaw		WIGAN MBC FOA/A
A19	O	001	MO		G Sheedy		WIGAN MBC FOA/A
A20	O	001	MO		Jayne Johnson		WIGAN MBC FOA/A
A21	O	015	MO		Mrs I B Eaves		WIGAN MBC FOA/A
A22	O	001	MO		Greta Kearsley		WIGAN MBC FOA/A
A23	O	001	MO		Margaret Thompson		WIGAN MBC FOA/A
A24	O	001	MO		Richard Prescott		WIGAN MBC FOA/A
A25	O	001	MO		John Melling		WIGAN MBC FOA/A
A26	O	001	MO		Yvonne Harrison		WIGAN MBC FOA/A
A27	O	001	MO		I R Clarence		WIGAN MBC FOA/A
A28	O	001	MO		Mr P Majakari		WIGAN MBC FOA/A
A29	O	015	MO		Brenda Edwards		WIGAN MBC FOA/A
A30	O	015	MO		Alan Edwards		WIGAN MBC FOA/A
A31	O	015	MO		Mrs M McKechnie		WIGAN MBC FOA/A
A32	O	015	MO		Alan Hurst		WIGAN MBC FOA/A
A33	O	015	MO		Thomas Hughes		WIGAN MBC FOA/A
A34	O	015	MO		K Hilton		WIGAN MBC FOA/A
A35	O	015	MO		Albert Atherton		WIGAN MBC FOA/A
A36	O	015	MO		Julia Allen		WIGAN MBC FOA/A
A37	O	001	MO		B Potter		WIGAN MBC FOA/A
A38	O	003	MO		Mrs K W Parker		WIGAN MBC FOA/A
A39	O	004	MO		Barbara Hodgkinson		WIGAN MBC FOA/A
A40	O	013	MO		F W Appleton		WIGAN MBC FOA/A
A41	O	002	MO		Alastair Stitt		WIGAN MBC FOA/A
A42	O	010	MO		Ian Campbell		WIGAN MBC FOA/A
A43	O	001	MO		Allen James Johnson		WIGAN MBC FOA/A
A44	O	006	MO		Mr A Simpson		WIGAN MBC FOA/A
A45	O	006	MO		Mr Robert Richard Hughes		WIGAN MBC FOA/A
A46	O	001	MO		Paul A Tushingham		WIGAN MBC A05/A
A47	O	012	MO		Mrs I Prescott		WIGAN MBC FOA/A
A48	O	007	MO		Mrs Carol Spencer		WIGAN MBC FOA/A

A49	O	008	MO	E J Clarence	WIGAN MBC FOA/A
A50	O	009	MO	Michael David Iredale	WIGAN MBC FOA/A
A51	O	001	MO	Warren Pennington	WIGAN MBC FOA/A
A52	O	013	MO	Beryl Helsby	WIGAN MBC FOA/A
A53	O	013	MO	Geoffrey MacDonald	WIGAN MBC FOA/A
A54	O	013	MO	Andrea Hilton	WIGAN MBC FOA/A
A55	O	006	MO	W Carney	WIGAN MBC FOA/A
A56	O	013	MO	M Owen	WIGAN MBC FOA/A
A57	O	016	MO	Matthew Tushingham	WIGAN MBC FOA/A
A58	O	001	MO	W D Gibson	WIGAN MBC FOA/A
A59	O	001	MO	Pauline Campbell	WIGAN MBC FOA/A
A60	O	001	MO	R Huyton - Ashton Cycles	WIGAN MBC FOA/A
A61	O	001	MO	Alan Dean	WIGAN MBC FOA/A
A62	O	001	MO	D Cunliffe	WIGAN MBC FOA/A
A63	O	001	MO	Paula Cunliffe	WIGAN MBC FOA/A
A64	O	001	MO	Angela Catterall	WIGAN MBC FOA/A
A65	O	001	MO	George Croston	WIGAN MBC FOA/A
A66	O	001	MO	Cyril Catterall	WIGAN MBC FOA/A
A67	O	001	MO	Steven Sheehan	WIGAN MBC FOA/A
A68	O	001	MO	Bernard Mattison	WIGAN MBC FOA/A
A69	O	001	MO	A I Bullough	WIGAN MBC FOA/A
A70	O	001	MO	Mrs Dawn Wilson	WIGAN MBC FOA/A
A71	O	001	MO	Mrs K Maddocks	WIGAN MBC FOA/A
A72	O	001	MO	R F Bullough	WIGAN MBC FOA/A
A73	O	001	MO	Cissie Garston	WIGAN MBC FOA/A
A74	O	001	MO	George McCathie	WIGAN MBC FOA/A
A75	O	001	MO	Susan Holt	WIGAN MBC FOA/A
A76	O	001	MO	David Thompson	WIGAN MBC FOA/A
A77	O	001	MO	Natalie Gibson	WIGAN MBC FOA/A
A78	O	001	MO	Mr S J Winstanley	WIGAN MBC FOA/A
A79	O	001	MO	Mr P Redmond	WIGAN MBC FOA/A
A80	O	001	MO	Mrs M Leyland	WIGAN MBC FOA/A
A81	O	001	MO	Mrs H M Francis	WIGAN MBC FOA/A
A82	O	001	MO	Mrs J Smith	WIGAN MBC FOA/A
A83	O	001	MO	J Marsh	WIGAN MBC FOA/A
A84	O	001	MO	Derek Woods	WIGAN MBC FOA/A
A85	O	001	MO	Mrs Sheila Dandridge	WIGAN MBC FOA/A
A86	O	001	MO	Mrs M Johnson	WIGAN MBC FOA/A
A87	O	001	MO	Freda Woods	WIGAN MBC FOA/A
A88	O	001	MO	Daniel Gibson	WIGAN MBC FOA/A
A89	O	001	MO	Roy Calder	WIGAN MBC FOA/A
A90	O	001	MO	Mrs M Crossley	WIGAN MBC FOA/A
A91	O	001	MO	Valerie Middleton	WIGAN MBC FOA/A
A92	O	001	MO	Mrs H Harris	WIGAN MBC FOA/A
A93	O	001	MO	M W Doyle	WIGAN MBC FOA/A
A94	O	008	MO	Mr L Prescott	WIGAN MBC FOA/A
A95	O	001	MO	W A Payne	WIGAN MBC FOA/A

A96	O	001	MO		P J Huyton - Ashton Cycles		WIGAN MBC FOA/A
A97	O	001	MO		D A Payne		WIGAN MBC FOA/A
A98	O	001	MO		Mrs Hilda Payne		WIGAN MBC FOA/A
B01	O	001	MO		J McDougall		WIGAN MBC FOA/A
B02	O	001	MO		W J McDougall		WIGAN MBC FOA/A
B03	O	001	MO		D J Holden		WIGAN MBC FOA/A
B05	O	001	MO		E Brash		WIGAN MBC FOA/A
B06	O	001	MO		Barbara Conway		WIGAN MBC FOA/A
B07	O	003	MO		Janette Cunliffe		WIGAN MBC FOA/A
B08	O	001	MO		Frank Lowe		WIGAN MBC FOA/A
B09	O	001	MO		Philip Marsh		WIGAN MBC FOA/A
B10	O	001	MO		Jill Marsh		WIGAN MBC FOA/A
B20	O	001	MO		Mary Coyle		WIGAN MBC FOA/A
B30	O	008	MO		Mr Kinsella		WIGAN MBC FOA/A
B31	O	001	MO		William E Coyle		WIGAN MBC FOA/A
B32	O	001	MO		Kathleen Jones		WIGAN MBC FOA/A

Supporters of Draft Deposit

Ref No	A	b	c	d	Name	Agent	Response Ref.
300	S	004	MO		Mrs S Kibbler		

Supporters of Revised Deposit

Ref No	A	b	c	d	Name	Agent	Response Ref.
023	S	004	MO		Bessie Greenall		

Note

This chapter is subject to DINC2, DINC3 and DINC4.

Main Issues

Whether the indicators and targets for monitoring the plan are appropriate, having regard to:

- the format of the monitoring indicators and targets;
- the framework of national and regional policy guidance;
- grammatical aspects.

Inspector's Considerations and Conclusions

The format of the monitoring indicators and targets

4.1 The LPA intends that the UDP will be continuously monitored and that this will take the form of an annual monitoring report to the Council. The RDD, in Chapter 4, presents, at an early point in the plan, the indicators and targets to be used in this monitoring exercise. Objectors argue that these measures would be more useable if they were referred to at appropriate points throughout the document near to the policies they

were intended to monitor. PPG12 (paragraph 2.17) advises that the reasoned justification of the plan should include an indication of how monitoring and review are to be carried out, emphasising the critical features on which the plan is based. I concur with the LPA that the presentation of the monitoring measures together, in an early chapter of the plan, emphasises the importance of this aspect and the commitment that is given to it.

The framework of national and regional planning guidance

Policy GB1

4.2 The LPA proposes a target that nil appeals should be allowed against refusal of development in the green belt. Objectors argue that, instead, it should be planning applications in the green belt which should be monitored and that the target for planning permissions should be nil. PPG2 advises that it is perfectly proper for planning permission to be granted in the green belt, both in the case of appropriate development and inappropriate development which is justified by very special circumstances. The monitoring measure proposed by the LPA, rather than that proposed by the objectors, is the appropriate one in this case. However, because appeals are made against refusal of 'planning permission' rather than refusal of 'development', the former term should be used.

Policy GB2

4.3 At FDD stage Chapter 4 included a target relating to the % of planning applications on safeguarded land where very special circumstances justified inappropriate development. An objector argues that, because such land is not in the green belt, such a monitoring measure is not relevant. The LPA concurs and, at RDD stage, has deleted this.

4.4 The LPA proposes a target that nil appeals shall be allowed against refusal of development on safeguarded land. Objectors argue that, instead, it should be planning permissions on safeguarded land which should be monitored and that the target for these should be nil. PPG2 (annex B) advises that safeguarded land comprises areas and sites which may be required to serve development needs in the longer term, i.e. well beyond the plan period. No development which would prejudice later comprehensive development should be permitted on safeguarded land, although temporary developments may assist in ensuring that the land is properly looked after. It is, therefore, envisaged that temporary development may be permitted on safeguarded land prior to a review of the UDP. The monitoring target should be retained at nil % because safeguarded land is to be retained for development beyond the plan period. The relevant monitoring indicator should be modified to planning permissions granted or appeals allowed for non-temporary development on safeguarded land.

4.5 An objector argues that appeals may be allowed because of an idiosyncratic interpretation of a policy by the LPA at planning application stage. For this reason he considers that appeals should not be a monitoring measure. If a policy is capable of

idiosyncratic interpretation that is, in itself, a good reason to use appeals as a monitoring measure so that ambiguous wording may be identified and modified.

4.6 An objector argues that the nil % target is inappropriate because the development of safeguarded land will be required. I have concluded, in the section of the report that relates to policy R1B, that this may be the case but have recommended that such land be released for development only after a review of the plan. Such a review would lead to allocations of land on formerly safeguarded land in what would be a new plan period. The nil % target for this plan period is, therefore, still appropriate.

Policy GB3

4.7 The LPA proposes a target that no approvals be given on grade 1, 2 or 3A agricultural land. Objectors regard this as unrealistic. PPS7 (paragraph 28) advises that the presence of best and most versatile agricultural land (defined as land in grades 1, 2 and 3A) should be taken into account alongside other sustainability considerations when determining planning applications. It is, therefore, a factor in a balancing exercise and particular circumstances, including these sustainability considerations, may justify its development. I conclude, however, that monitoring a nil target for the development of this land would emphasise the importance of retaining land in these agricultural grades unless its development is fully and clearly justified. It would also provide a useful measure of the extent to which, in the plan period, other sustainability considerations outweigh the need to protect the best and most versatile agricultural land. Policy GB3 is, however, expressed in terms of 'irreversible development', not simply 'approvals' generally as in the monitoring indicator. In the interests of consistency I conclude that the monitoring indicator should be expressed in terms of 'approvals for irreversible development on grade 1, 2 or 3A land'

Policy EM1

4.8 The LPA proposes that an average of 12ha per annum of land and buildings be developed/redeveloped for employment uses. Objectors argue that this figure is inconsistent with the 259ha of employment land identified within Primary Employment Areas in RDD table 1. There is, in principle, no inconsistency because the 12ha figure is an annual take-up rate and the 259ha is the total area of undeveloped employment land allocated in the plan. Having regard, however, to my considerations and conclusions in the section of this report which relates to policy EM1, I conclude that the monitoring target for policy EM1 should be increased from 12.0ha per annum to 15.4ha per annum.

4.9 The LPA proposes that, of the total annual average area developed/redeveloped for employment uses, about one-third should be for class B1 uses. Objectors query the relevance of this proportion. It is, however, justified by the need to change the economic profile of the Borough in response to RPG13 and the Regional Economic Strategy. The figure of 4.0ha per annum should, however, be increased to 5.0ha to conform to my conclusion that the total annual average figure should be raised from 12.0ha to 15.4ha.

4.10 An objector argues that monitoring targets should be set for sub-areas of the Borough to reflect his analysis of the structure of the employment land market. For the reasons I give in the section of this report which relates to policy EM1, I have concluded that there is no sound and consistent basis for defining sub-market areas. For this reason the monitoring measure for policy EM1 should remain the Borough as a whole.

Policy R1

4.11 The LPA proposes that 80% of annual house completions should be on brown-field land. Objectors argue that this should be changed to a minimum of 80%. RDD policy R1 reflects the objectors' view by providing at least 80% of dwellings built between 2002 and 2016 will use previously developed land and existing buildings in sustainable locations within the urban area. It is, therefore, appropriate to set the target figure at exactly 80% in order to provide a clear indication of whether the objectives of policy R1 are being achieved.

4.12 The LPA proposes a monitoring target that an average of some 510 dwellings be completed per year. Objectors advocate that this be increased. For the reasons I give in the section of this report which relates to policy R1A I have concluded that the housing land requirement should not be increased above this figure.

4.13 An objector argues that the nil target for dwelling completions at a density of less than 30dph is not substantiated by the LPA. PPG3 (paragraph 58) advises that LPAs should avoid developments which make an inefficient use of land, which it defines as those of less than 30dph. This is, in my view, sufficient justification for the LPA's policy. The monitoring measure and target is, however, inconsistent with the terms of policy R1D(e) in that this requires that the density of over 30dph should apply to sites which are to be developed with three or more dwellings. The monitoring measure under policy R1 should be modified to conform to this.

Policy EV1

4.14 RDD policy EV1 provides that the LPA will improve the character and appearance of the Borough by, among other things, controlling and reducing pollution. In Chapter 4 the RDD presents targets in relation to air quality improvement. I concur with an objector that, as presented, the target is ambiguous because it could be read as seeking to reduce the number of days on which air quality was of moderate or higher quality. The LPA proposes DINC2 which would replace the RDD text with clear targets based on the National Quality of Life measures for air pollution. Because they would be unambiguous and soundly based I conclude that they should be inserted as replacement text.

Policy EV4

4.15 The LPA proposes a target that not more than one appeal per year should be allowed against refusal of Conservation Area and Listed Building Consent. An objector

argues that it is wrong to use appeal decisions because these are not an indicator of performance against the objectives of the plan.

4.16 Policy EV4 requires decisions to be taken on the basis of a number of highly subjective matters; the character or appearance of listed buildings or their settings or of these aspects of conservation areas. The LPA's own decisions on these matters will, even if considered idiosyncratic by an appellant, presumably, fully reflect its own interpretation of these terms and be justified by its own appraisal of these factors in a particular case. The benefit of monitoring appeal decisions is that this provides the opportunity for the LPA to compare its own interpretation of the policy in a particular case with that of the planning inspector. If necessary the results of that exercise can be applied to the modification of the policy at plan review stage. For this reason I conclude that 'appeals allowed' is a relevant monitoring measure.

4.17 An objector notes that, at RDD stage, no targets have been set for demolition or significant detrimental change to Buildings of Local Interest and for approved schemes with adverse impact on Historic Parks and Gardens. The LPA confirms that the targets of 'nil' set at FDD stage were inadvertently deleted in the RDD. It is necessary, therefore, that these be reinstated in conformity with DINC3.

4.18 An objector, at FDD stage, argues that it was meaningless to have a monitoring indicator relating to the demolition or significant change to Buildings of Local Interest when these were not identified within the plan and there was, therefore, no statistical basis for measuring the departure from policy objectives. This objection has been overtaken by the inclusion within the RDD (Appendix 10) of a list of such buildings.

Policy A1

4.19 In respect of accessibility the LPA proposes in the RDD that the targets in relation to the general traffic on A and B roads, the increase in the number of cycling trips and the increase in walking trips are to be determined. Objectors argue that, if progress is to be made towards a sustainable pattern of settlement, targets must be set. The LPA concurs and, in DINC4, proposes the following targets. To restrict traffic growth on A and B roads to 5% from 2000 to 2010. To increase the number of cycle trips by 100% from 2002 to 2012. To increase the number of walking trips by 43% from 2002 to 2012. These targets have been determined by the LPA in conformity with the Local Transport Plan. For this reason I conclude that they are soundly based.

4.20 An objector seeks the insertion of targets for the miles of cycleway and the number of cycle parking spaces created. Because these are investments that are realised by substantial progress made at infrequent intervals, they do not lend themselves to meaningful monitoring. An objector seeks a new indicator to measure the extent to which new public rights of way are created. Such initiatives, by their nature, result in what are often substantial facilities coming forward infrequently. This matter is not, therefore, a suitable subject for monitoring.

4.21 In relation to Travel Plans, the indicator at FDD stage was expressed in terms of such plans being ‘adopted’. At RDD stage this was changed to ‘approved’. An objector contends that ‘adopted’ is the correct term but since these plans are prepared by prospective developers and submitted for the approval of the LPA, the RDD version is the correct one. That same objector seeks the reinstatement of the word ‘target’ which was deleted at RDD stage. This would be superfluous because that word is the heading to the relevant column as a whole.

Policy C1

4.22 RDD policy C1 expresses the intention of the LPA to ensure that requirements for community facilities, open space, sport and recreation are met by both safeguarding existing facilities and securing new ones. The basis of both sorts of action is an assessment of need. Need will vary from one area to another throughout the Borough. This is recognised by PPG17 (paragraph 6). The LPA proposes that, in respect of losses/gains of recreation land, the target will be an assessment of ‘overall progress to meet standards’. The same target would be used in respect of the reduction in the deficit in target areas identified in the ‘Playing Pitch Strategy’. Objectors seek an indicator figure for these matters. Others seek a target of nil loss of facility. Because the relationship between the need and supply of such facilities will vary from one individual part of the Borough to another, simple overall measures of losses and gains would not be an adequate basis for reviewing the plan. The more comprehensive statement of overall progress identified in the RDD is, in my view, the more appropriate measure. A target of nil loss would, in any case, imply that the Borough should stand still in relation to this matter. Progression towards targets would be a more positive outcome.

4.23 An objector expresses concern that the targets stated within policy C1B are limited to football and rugby. This is because, at RDD stage, these were the only activities for which standards had been identified. The monitoring target will be applied against other standards as these emerge.

Policy G1B

4.24 An objector argues that the monitoring measures and targets should confirm that commuted sums should be used for their intended purpose. Policy G1B itself, and its reasoned justification, present the circumstances in which planning obligations will be sought and the need to ensure compliance with the advice of the now superseded Circular 1/97 (now Circular 05/2005). This is not a matter for the monitoring measures.

4.25 An objector expresses concern that the reference to benefits gained via s106 agreements as a monitoring indicator may not be understood by lay readers of the plan. The UDP is to be read as a whole. This matter is dealt with in policy G1B and its reasoned justification. The objector also seeks an indication, in terms of money, of the benefits to local communities which might arise via s106 planning obligations. The now superseded Circular 1/97 (now Circular 05/2005) advises that the action secured by such

a measure should, among other things, be directly related to the proposed development. Unnecessary or unrelated benefits should not affect the outcome of a planning decision.

Grammatical aspects

4.26 An objector refers to the monitoring measures in relation to policy A1 and argues that railway stations are built not implemented. Since the text relates to a monitoring measure in relation to policy A1J it is correct to refer to that policy as being implemented. The monitoring measures in relation to policy A1 are, however, presented using the capital letter 'I' for the words 'implemented' and 'integrated'. In order to secure consistency with adjacent text, lower case 'i' should be used.

Recommendation

I recommend:

(REC 4.1) that the RDD be modified by the replacement of the word 'development' with the words 'planning permission' in the monitoring indicator for policy GB1.

(REC 4.2) that the RDD be modified by the replacement of the target figures of 12.0ha per annum for the area developed/redeveloped for employment uses and 4.0ha per annum for the area developed/redeveloped for class B1 uses, within the monitoring provisions, with 15.4ha per annum and 5.0ha per annum respectively.

(REC 4.3) that the RDD be modified by the insertion, in relation to policy A1, of the targets set out in DINC4.

(REC 4.4) that the RDD be modified by the deletion of the monitoring target in relation to policy EV1 (Improvements in Air Quality) and its replacement with new text in accordance with DINC2.

(REC 4.5) that the RDD be modified, in relation to the monitoring indicator for policy EV4, by the insertion of a 'nil' target in relation to the monitoring measures of 'Demolition or Significant Detrimental Change to Buildings of Local Interest' and also 'Schemes with Adverse Impact on Historic Parks and Gardens' in accordance with DINC3.

(REC 4.6) that the RDD be modified by the replacement of the capital letter 'I' with lower case letters in respect of the words 'implemented' and 'integrated' in the monitoring measure for policy A1.

(REC 4.7) that the RDD be modified by the replacement of the indicator for policy GB2 as follows. '% of planning permissions granted or appeals allowed for non-temporary development on safeguarded land'.

(REC 4.8) that the RDD be modified by the deletion of the monitoring indicators and targets within policy R1 that relate to density and their replacement by the single indicator of ‘completions on developments of three or more dwellings at a density of 30dph or over’. The related target should be 100%.

(REC 4.9) that the RDD be modified by the deletion of the monitoring indicator for policy GB3 and its replacement as follows: ‘Approvals for irreversible development on grade 1, 2 or 3A land’.

(REC 4.10) that no other modification be made to the RDD in response to these objections.