

Introduction

Shopping is the lifeblood of a successful centre. It is the primary incentive for regular trips into centres from surrounding residential areas, generating considerable expenditure and creating employment. Moreover, shopping is an essential service. Convenient access to a comprehensive range of competitively priced goods is an important component of a good quality of life and social inclusion.

Town centres are the most accessible locations for shopping. As central locations they generate shorter car journeys and, in larger centres, the concentration of shopping and other activities sustains bus services from surrounding areas. Local centres are well located for access on foot from surrounding areas.

By comparison, most out-of-centre locations are only easily accessible for people in cars and, because they are not centrally located, they usually generate longer car journeys overall.

Accordingly, Government planning guidance promotes town centres as the preferred locations for developments that will generate significant numbers of trips, in particular, retail, leisure and office developments. This is further reinforced by Regional Planning Guidance. This Plan evolves the approach taken in the first UDP to more closely accord with national and regional policy.

The hierarchy of 2 Main Town Centres, 7 Town Centres and 25 Local Centres in this Plan has evolved from the hierarchy of centres in the first UDP. A Principal Shopping Area is identified in each of the Town Centres as well as the Main Town Centres.

A further change is the allocation of sites in Wigan, Ashton and Leigh for retail development in response to quantitative and qualitative needs for new development that have been identified in the Wigan Borough Retail Study 2001-2016 prepared for the Council. In particular, there is :-

- (a) a considerable quantitative need for additional comparison retail floorspace in Wigan town centre, amounting to 17,400 square metres (net) by 2006 rising to 25,173 square metres (net) by 2011;
- (b) a quantitative need for improved convenience retail floorspace in Ashton-in-Makerfield town centre, to stem leakage from the town to out-of-centre stores elsewhere, and a further need to retain a greater share of locally generated 'high street' comparison shopping expenditure;
- (c) a quantitative need for additional bulky goods retail floorspace in Leigh to stem leakage to stores outside of the town's catchment area in the east of the Borough; and
- (d) a need to strengthen the role of some of the smaller centres through improved top-up food shopping provision.

In order to consider the future of town centres in greater detail the Council is working with traders and local communities on 'Centreplans'. A 'Centreplan' has been produced for Wigan town centre and a number of the projects identified in it have come to fruition. A Centreplan for Atherton town centre has also now been adopted by the Council and one for Hindley town centre is being prepared. Adopted Centreplans have the status of Supplementary Planning Guidance to the UDP and can set out in greater detail proposals for individual sites and locations. They can also inform future reviews of the Development Plan.

*** S1 HIERARCHY AND ROLE OF CENTRES**

THE HIERARCHY OF CENTRES WITHIN THE BOROUGH, DEFINED BY THEIR SCALE AND FUNCTION, IS:-

MAIN TOWN CENTRES: WIGAN, LEIGH

TOWN CENTRES: ASHTON-IN-MAKERFIELD, ATHERTON, GOLBORNE, HINDLEY, PEMBERTON, STANDISH, TYLDESLEY

LOCAL CENTRES: ASPULL, ASTLEY (BLACKMOOR), BEECH HILL, BORSDANE, BRYN, HAWKLEY, HIGHER FOLDS, HIGHER INCE, LOWER INCE, LOWTON, MARSH GREEN, NEWTOWN, NORLEY HALL, ORRELL, ORRELL POST, PLATT BRIDGE, SCHOLES, SHEVINGTON, SPRINGFIELD (PARK ROAD), SWINLEY (MESNES ROAD), SWINLEY (WIGAN LANE), TYLDESLEY (SALE LANE), WINSTANLEY, WORSLEY HALL, WORSLEY MESNES.

THESE CENTRES WILL BE PROMOTED AS THE PRINCIPAL LOCATIONS FOR SHOPPING, OFFICES, ENTERTAINMENT, LEISURE, CULTURAL AND COMMUNITY FACILITIES, WITH THE SCALE AND TYPE OF DEVELOPMENT AND CHANGES OF USE BEING RELATED TO THE POSITION OF THE CENTRE IN THE HIERARCHY AND SUBJECT TO ANY ADVERSE IMPACT ON THE CHARACTER, FUNCTION OR ENVIRONMENT OF THE CENTRE OR THE AMENITY OF RESIDENTIAL AREAS.

PROPOSALS FOR RETAIL AND/OR COMMERCIAL LEISURE DEVELOPMENT OUTSIDE OF THESE CENTRES WILL BE CONSIDERED AGAINST THE SEQUENTIAL APPROACH TO SITE SELECTION AND THE NEED FOR THE DEVELOPMENT.

***(4, 6-11, 14-18, 21, 23, 24, 26-27)**

Town centres provide a broad range of facilities and services and fulfil a function as a focus for both the community and public transport. Local centres are small groupings of shops and services of a local nature, typically comprising a convenience store, sub-post office, newsagent, pharmacy, off-licence, video shop, hairdresser and bookmaker. Development should relate reasonably to the particular size and type of centre concerned.

Wigan is the largest town centre and is the principal centre serving the westernmost two-thirds of the Borough. It has the greatest concentration of shops, cafes, pubs and clubs, offices and other uses appropriate in a town centre, in addition to a bus station, rail station and four multi-storey car parks.

Leigh is the second largest town centre and serves the east of the Borough. It has a pedestrianised main shopping street, a recently extended indoor shopping centre and the Borough's only other bus station. Its catchment area is largely independent of Wigan's but it does lose trade to larger centres outside of the Borough, principally Bolton.

Atherton, Ashton-in-Makerfield, Golborne, Hindley, Pemberton, Standish and Tyldesley are smaller town centres with a range of food and non-food shops, in most cases a market and

a range of other facilities and services. However, because of the extended ranges and choices available, a lot of trade is lost to larger centres including Wigan and Leigh.

Hindley and Golborne town centres each have a high proportion of vacant 'retail' units and, together with Tyldesley, each has a low proportion of units in retail use. The objective for these centres is to concentrate retailing activity as far as possible and, by doing so, strengthen their role. By comparison, Pemberton and Standish town centres each have a low vacancy rate and a high proportion of units in retail use and the objective is to maintain this profile. Wigan, Leigh, Ashton and Atherton, which are the four largest town centres in the Borough, each have a high vacancy rate but a healthy percentage of units in retail use. The objective for these centres is to further enhance their retail profile and reduce the number of vacant units.

There are 25 local centres ranging from the largest, Shevington and Higher Ince, to the smallest at Worsley Hall, principally serving their surrounding residential areas. In addition to the 25 identified local centres, there are many smaller groupings of shops and services and individual shops that meet local needs.

Outside of the hierarchy of centres there are a number of out-of-centre supermarkets and retail warehouses and two retail parks.

The detailed 'Part 2' policies that follow in this chapter set out the type and scale of development that is appropriate in each type of centre and in edge-of-centre and out-of-centre locations, in accordance with national planning guidance.

*** S1A Principal Shopping Areas**

At ground floor or mall level (fronting the street, mall or other main public space) within the Principal Shopping Areas of Wigan, Leigh, Atherton, Ashton-in-Makerfield, Golborne, Hindley, Pemberton, Standish and Tyldesley town centres, the development of, or change of use to, shops will be permitted. Food and drink outlets and financial and professional services provided principally to visiting members of the public will be permitted provided that:-

- (a) there will be no adverse impact on the vitality and viability of the Principal Shopping Area; and**
- (b) a shop front with a suitable window display will be incorporated or maintained (except in buildings to be retained that were not originally designed with shopfronts).**

Other uses will only be permitted when the above criteria are met and it can be demonstrated, to the satisfaction of the Council, that the use could not reasonably be located outside of the Principal Shopping Area.

***(4, 9-11, 18, 21, 23, 26, 27)**

Principal Shopping Areas (PSA's) are identified in Wigan, Leigh, Atherton, Ashton-in-Makerfield, Golborne, Hindley, Pemberton, Standish and Tyldesley town centres. They are the areas in each centre with the most significant concentrations of retail uses. Retailing is the core function of town centres and Principal Shopping Areas are identified in order to ensure that a central concentration of retail activity is maintained and enhanced.

Many food and drink and financial and professional service uses also wish to locate in central areas. Such uses will be permitted provided that they will not detract from the vitality and viability of the location and that a suitable window display will be maintained. Other uses will be permitted only in exceptional circumstances when, in addition to the above, the Council is satisfied that the use could not reasonably be located outside of the PSA. Relevant considerations will include the number of vacant units in the PSA, the length of time these units have been vacant and the availability of units outside, but otherwise well related to the PSA.

Vitality is determined by actual and perceived activity at different times of day. This includes pedestrian activity in the street and activity 'visible' within buildings, including the presence of displays in shop windows and lighting at night; the maintenance of buildings and spaces; the perception of safety and occurrence of crime; and the ease of access to/from and within the centre.

Viability is concerned with economic issues including retailer representation, rental levels, the returns on investment in property and vacancy rates. Diversity of use is also an indicator but more appropriate to the centre overall rather than the retail core.

A proposed development or change of use within a Principal Shopping Area will be considered likely to have an adverse impact on the vitality and viability of the Area when it is likely to attract significantly fewer customers during the daytime than adjacent shop uses, to the extent that this will materially affect the commercial attraction of the location for remaining shop uses. This will be a matter of degree concerning:-

- (a) the length of frontage involved relative to the block of frontages that it is within;
- (b) the type and characteristics of other uses in the frontage;
- (c) the importance of the location for the profile of shopping within the Principal Shopping Area;
- (d) the existence of vacant shop units within the Principal Shopping Area and outside but clearly visible from it; and
- (e) the potential benefits of the proposal for the wider commercial and community interests of the town centre.

Buildings not requiring the incorporation of a shopfront include traditional bank and public house buildings and former churches and chapels.

Upper floors, basements and other locations within Principal Shopping Areas not fronting the street, mall or other main public space are covered by Policy **S1B**.

* S1B Town Centres

In Town Centres, other than within Principal Shopping Areas as covered by Policy S1A, the development of, or change of use to, shops, food and drink outlets, financial and professional services provided principally to visiting members of the public, taxi/private hire booking offices, hotels, community and cultural facilities, leisure and entertainment uses and housing – including mixed use developments – will be permitted provided that:-

- (a) it will be a scale and character appropriate to the size, function and character of the centre, part of the centre or the building concerned;**
- (b) it will not adversely affect the vitality and viability of the centre, including the Principal Shopping Area and/or the part of the centre concerned; and**
- (c) it will be compatible with surrounding land uses, including the maintenance or inclusion of a shopfront where appropriate, and will not detract from the amenity of nearby uses or road safety.**

***(4, 9-11, 16-18, 21, 23, 26, 27)**

Policy **S1B** applies to development and changes of use in the 2 Main Town Centres and 7 Town Centres outside of the Principal Shopping Areas covered by Policy **S1A**. It also applies within the Principal Shopping Areas to upper floors, basements and other locations not fronting the street, mall or other main public space.

Town Centres are appropriate locations for a wide range of uses, principally those that individually or in combination attract large numbers of people but also, in appropriate locations, housing. The objective is to maximise the potential and development of centres, both commercially and as focal points for community facilities, while ensuring compatibility between uses within and adjacent to the centre.

Securing the reuse or redevelopment of unused or underused sites promotes confidence and generates new activity within a centre, benefiting existing traders and the wider community alike.

Shopping is the core function of town centres in respect of the number and frequency of trips generated. Without shopping the vitality and viability of centres would be much reduced and fragmented. The Principal Shopping Areas are the main locations for shops and other shopfront uses in the town centres and the priority will be to concentrate retailing activity within and immediately adjacent to these areas. Shops will only be permitted elsewhere in a town centre when it would not dilute the retail content of that centre, thus potentially impacting upon its vitality and viability.

Where the street scene is dominated by premises with shopfronts, a new development or use will be required to incorporate or maintain a shopfront unless it is evident that the continued vitality and viability of the centre would be best served by alternative development. Indicators will include the number of vacant premises with shopfronts in the immediate locality (not just the application site) and how peripheral the location is in relation to the Principal Shopping Area. Many centres include Conservation Areas within which conservation policies will also be considered.

Bars, restaurants and clubs can generate considerable activity for the 'evening economy' in a centre. However, if sited in close proximity to residential properties, both within and adjacent to a centre and/or in locations where a main dispersal route will clearly be through a residential area, they can disrupt the amenity of nearby residents. In such cases conflict occurs which is not easily resolved, blights people's quality of life and can counteract measures to promote vitality and viability. Care is needed in the siting of such uses.

Care is also needed in the siting of new residential development and uses within centres. Residential development is promoted within centres because it increases the proportion of floorspace in active use, promotes investment in the improvement and maintenance of buildings and retains a human presence in centres when shops, offices and even pubs and clubs have closed, making it safer both for people and property. However, inappropriately sited or designed it can restrain potential future commercial development, either by land take or incompatibility of uses. It is often most appropriate as part of a mixed use development with commercial uses on the ground floor along main frontages.

Residential development can also be advantageous for the regeneration of underused sites on the edge of centres, which can also help to better integrate a town centre with a neighbouring residential area and consolidate commercial activity into a smaller, more viable, central core. In a centre where activity has become dispersed, this can help to make it more attractive to customers and more successful for businesses.

In all cases, development should be sensitive to its surroundings including the commercial requirements of businesses and the amenity requirements of nearby housing. Residential development must comply with Policies **R1B**, **R1D** and/or **R1G**, as appropriate.

***S1C Retail Development – Station Road, Wigan Town Centre**

Land at Station Road, Wigan, bounded by Crompton Street, River Way and Millgate, is allocated for retail-led redevelopment also comprising other 'town centre uses' as appropriate. Retail development should be fully integrated into the adjoining Principal Shopping Area at Standishgate and have good pedestrian linkages with other adjacent streets, including the bus stops on Crompton Street. The multi-storey car parks at Millgate and Station Road should be retained, remodelled or replaced with the proposed number of spaces to be agreed on the basis of a Transport Assessment. A proposed scheme has received planning consent.

*(10)

Much of this part of Wigan town centre is degraded and underused. There are a number of vacant and underused premises and sites. It is close to the core of the town centre but contributes little to its vitality and viability.

There has been a gap of ten years since the early 1990s when the town centre last benefited from major retail investment/development and it has consequently suffered. Relatively few major retailers have located in Wigan town centre in that time and rental growth has remained static compared to similar sized towns elsewhere. A particular constraint is a shortage of the larger floorspace units now being sought by many retailers. Considerable capacity has been identified in the Wigan Borough Retail Study 2001-2016 for the expansion of the town centre's retail core, as noted in the Chapter Introduction.

In 2002, planning permission was granted for a comprehensive retail-led development within the area identified that would fulfil a large part of this need. The approved development comprises a department store, retail units, food outlets, a leisure unit, service areas and modification/improvements to car parking. The main pedestrian entrance into the development would be at the top of Standishgate and the scheme would integrate with existing major retailers and a department store building on Standishgate within the Principal Shopping Area (Policy **S1A**). Identification of the site in the UDP does not make possible objections to the existing planning approval.

*** S1D Local Centres**

Within local centres the development of, or change of use to, shops, food and drink outlets, financial and professional services provided principally to visiting members of the public, offices, taxi/private hire booking offices, community and cultural facilities and other uses appropriate in a local centre will be permitted provided that:-

- (a) it will be of a scale and character appropriate to the size, role and function of the centre, including its accessibility by public transport; and**
- (b) it will be compatible with surrounding land uses and will not detract from residential amenity or road safety; and**
- (c) in respect of hot food establishments, further to (a) and (b) above it will not result in an over concentration of such uses to the detriment of amenity and/or the shopping function of the centre.**

The conversion of ground floor residential properties to commercial use will only be permitted when:-

- (i) it is needed to enable an existing business to expand that could not reasonably relocate elsewhere in the centre; or**
- (ii) it would help to consolidate a commercial frontage; or**
- (iii) it can be demonstrated that there are no suitable vacant premises available in the centre.**

New residential development or use at the ground floor on a main frontage will only be permitted where there is a high overall vacancy rate or an undeveloped or derelict site and it will assist regeneration.

***(6-11, 14-16, 18, 21, 24, 27)**

Outside of the town centres, local centres are the main concentrations of shops, services and associated facilities primarily serving local communities. Local centres have an important role in facilitating access to services and facilities, particularly those that we use briefly but on a regular basis, thereby promoting social inclusion and reducing the need to travel.

The overall objective is to sustain and support the local centre functions in these locations, with particular regard to its shopping function, and secure regeneration where needed. The scale and character of development that will be appropriate will be dependent on the scale and character of the centre concerned and its surroundings. A small supermarket, up to approximately 1,500 square metres gross, might be appropriate in some of the larger local centres such as Higher Ince, where it would assist regeneration. Similarly, there is a need to ensure that a range of different local centre uses is maintained as far as possible.

Hot food establishments, including take-aways, cafes and restaurants can be important components of local centres. However, when they predominate they can fundamentally change the nature of a centre, to the detriment of its shopping function and amenity. This can result in a predominance of 'dead' shopping frontages during daytime hours, such that the function of the centre for the everyday shopping needs of the local community is overtaken by its evening economy function serving a much wider area. Additional guidance, in the form of Supplementary Planning Guidance on restaurants, cafes and hot food takeaways, is available from the Council.

Many local centres include housing. The retention of such premises will be the preferred option unless redevelopment or change of use would be in the interests of the vitality and viability of the centre overall, or in the overriding interests of an adjacent business in need of larger premises.

New housing would only be acceptable when it would have no negative impact on the vitality or viability of the centre. It also must comply with Policies **R1B**, **R1D** and/or **R1G**, as appropriate.

S1E Small Shops and Services

Outside existing town centres and local centres the development of, or change of use to, shops and other services of less than 150 square metres gross floorspace, including shops at petrol filling stations, hot food establishments and extensions to existing premises, will be permitted provided that:-

- (a) it will be suitably located in terms of access on foot from the surrounding area and considerations of road safety; and**
- (b) it will not unduly affect the amenity of nearby residents and businesses; and**
- (c) in respect of hot food establishments, further to (a) and (b) above it will not result in an over concentration of such uses to the detriment of amenity and/or the shopping function of the area.**

Larger shops up to 500 square metres gross floorspace, including extensions to existing stores, will be permitted provided that the above criteria are met and:-

- (d) the applicant has demonstrated that no suitable sites or buildings are available, or likely to become available within a reasonable period of time, in or on the edge of a nearby town centre or local centre from which a similar catchment could be served; and**
- (e) it will not have an adverse impact on the vitality and viability of an existing local centre to the detriment of residents served primarily by that centre.**

Shops and other services of less than 150 square metres gross floorspace are unlikely to have any adverse impacts beyond considerations of amenity and road safety.

Hot food establishments, including take-aways, cafes and restaurants can provide a valuable service for a local community, provided that the use would not have an unacceptable impact on amenity or road safety. The presence of existing hot food establishments does not necessarily mean that a further hot food establishment will be acceptable. The cumulative impact of such uses can have a detrimental impact on the shopping function of a location, including a predominance of 'dead' shopping frontages during daytime hours. In addition, an area can change to effectively serve a much wider area than the local community, but predominantly in the evening and early hours of the morning when the impact on amenity is greatest. The objective is to avoid hot food establishments predominating in unsuitable locations to the detriment of the local community. Additional guidance, in the form of Supplementary Planning Guidance on restaurants, cafes and hot food takeaways, is available from the Council.

Larger shops up to a maximum 500 square metres gross floorspace, in particular, multi-purpose convenience stores that are open from early morning to late evening, seven days a week, typically selling food, licensed drinks, newspapers and magazines and other convenience goods and renting videos and DVDs, can have a significant impact on local shopping patterns. Wherever possible, these stores should be located within or on the edge of existing centres in order to support the function of these centres. They should only be located outside an existing centre when criteria (d) and (e) are satisfied.

Shops over 500 square metres will be subject to the sequential approach and other tests set out in Policy **S1F**. For clarification, extensions to existing shops under Policy **S1E** should not result in the extended shop exceeding the floorspace threshold concerned.

S1F Retail and Leisure Development Outside Town Centres and Local Centres

Outside Town Centres and Local Centres, new shops and leisure facilities (including extensions to existing shops and leisure facilities) over 500 square metres gross floorspace will only be permitted when:-

- (a) the applicant has demonstrated the need for the development;**
- (b) the applicant has demonstrated that a sequential approach to site selection has been undertaken within the catchment area, and that there are no suitable sites or buildings in sequentially preferable locations that are viable for the**

proposed use and available, or likely to become available, within a reasonable period of time;

- (c) the proposal, either by itself or together with recently completed developments or outstanding planning permissions, will not harm the vitality or viability of any town centre or local centre;**
- (d) it will not unduly affect the amenity of nearby residents or other uses;**
- (e) the site is widely accessible by existing public transport provision, walking and cycling, or such provision can be secured by legal agreement, and has good access from the Strategic Route Network. The development must not have an unacceptable impact on the road network; and**
- (f) the site is well related to existing patterns of movement between residential areas and town centres and/or other major retail locations (superstores and retail parks).**

In accordance with the sequential approach set out in national planning policy guidance, the policies in this chapter aim firstly to direct retail and leisure development towards town centres or, depending on the scale and character of the proposal, to local centres. This policy covers proposed developments outside of these centres.

For all edge-of-centre and out-of-centre retail and leisure proposals, applicants will have to demonstrate the need for the development, including the need for the scale, format, design and amount of car parking proposed and why the majority of goods cannot be sold from town centre stores.

Having demonstrated the need for the development, the sequential approach must be undertaken. The sequential search for sites will be limited to the catchment area that the proposed development is seeking to serve. The scale of such proposals should also be appropriately related to the centre and catchment that the development seeks to serve. Development that would serve a wide catchment should be located in or, subject to the sequential test being satisfied, well related to a centre that serves a similar catchment area.

Local centres will only be considered as appropriate locations for proposed stores that are of a scale and character appropriate in those centres. For the larger local centres it could include a small supermarket of approximately 1,500 square metres gross.

Adopting the sequential approach to site selection means that first preference is for town (or local) centre sites, where there are suitable sites or buildings suitable for conversion that are viable and available, or likely to become available within a reasonable period of time. If there are no such sites or buildings, an edge-of-centre site or building should be sought. Only when the applicant can clearly demonstrate that no suitable and viable centre or edge-of-centre sites or buildings are available, or likely to become available within a reasonable period of time, will development in an out-of-centre location be considered.

In order to be 'widely accessible' a development must be genuinely accessible by public transport, walking and cycling, so that a significant proportion of customers and staff will be able to get to the development by means other than the car, as required by national planning guidance.

This policy will apply to leisure uses over 500 square metres gross floorspace unless it is apparent that the use will not attract significant numbers of trips. It will not apply to proposals for playing fields, parks or outdoor sports pitches where any indoor accommodation is limited to pavilions, clubhouses and changing rooms.

(Policy S1G has been deleted)

*** S1H Retail Development – Leigh East ARLFC Site, Leigh**

Land at Leigh East Amateur Rugby League Football Club’s site, off Atherleigh Way, Leigh is allocated for non-food retail development comprising ‘bulky goods’ and associated retail sales only, provided that:-

- (a) replacement new rugby pitches and facilities are provided elsewhere in Leigh of modern equivalent standard and facilities for both adult and child amateur rugby league, prior to development commencing;**
- (b) safe, direct and accessible pedestrian linkages are provided between the site and Leigh town centre and bus services on Leigh Road and Kirkhall Lane, facilitated by the siting and orientation of the proposed store(s);**
- (c) a suitable and safe vehicular access is provided to/from Atherleigh Way; and**
- (d) the development will not unduly affect the amenity of nearby residents or other uses.**

The range of goods permitted for sale from the site will be restricted in order to protect the vitality and viability of Leigh town centre. A legal agreement will be sought to ensure that the development value of the site is directed entirely towards the provision of the alternative sporting facilities required under this Policy.

***(23)**

Out-of-centre retailing at Parsonage Retail Park has clawed back expenditure otherwise lost from the eastern end of the Borough to retail parks in Bolton and Warrington, but caution is now required in considering further out-of-centre shopping in Leigh.

In this context, the Wigan Borough Retail Study 2001-2016 identified a quantitative need for additional bulky goods retailing, as noted in the Chapter Introduction. Further work needs to be done to identify the precise nature of this need within the overall bulky goods category. This will need to be undertaken and the results made known before planning permission is given for development in accordance with this policy. The planning permission will be conditioned accordingly.

The Leigh East site at Atherleigh Way is within relatively easy walking distance of the town centre. No site within or closer to the town centre is available, or likely to become available within a reasonable period of time, for a development of this size. Accordingly, against the tests set out in national planning policy and under Policy **S1F**, the site is ‘sequentially preferable’.

For the sale of other goods to be permitted, the applicant would have to demonstrate need and that the store would not compete unduly with existing stores in Leigh town centre.

Additionally, the development would contribute significantly to the capital receipts required to secure the Leigh Sports Village development covered by Policy **C1D**. The need for that development is set out with the policy. It is intended, however, that it will incorporate a large part of the replacement facilities for Leigh East Amateur Rugby League Football Club, necessary for the retail development to proceed.