

CHAPTER 12 - COMMUNITY FACILITIES, SPORT AND RECREATION POLICIES

C INTRODUCTION

Objections to Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
002	O	002	C		Nigel Blandford		WMBC 002/A
140	O	005	OM		Nick Trotter		WMBC 140 A/C
572	O	035	C		Peter Sargeant FRTPI		WIGAN MBC 572/A

Objections to Revised Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
572	O	108	C		Peter Sargeant FRTPI		WIGAN MBC 572/A
747	O	033	C		Wigan Borough Action Group		WIGAN MBC 747/A

Supporters of Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
437	S	012	C		NWTB	Paul Butler Associates	

Supporters of Revised Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
747	S	027	C		Wigan Borough Action Group		

Main Issues

Whether the introduction to the community facilities, sport and recreation chapter is appropriate, having regard to:

- the title of the proposed regional park;
- the effect of the Countryside and Rights of Way Act 2000;
- the scheme of policy references;
- grammatical aspects.

Inspector's Considerations and Conclusions

The title of the proposed regional park

12.1 The introduction to the chapter of the UDP which relates to community facilities, sport and recreation, at FDD stage, referred to land to be designated as the Red Rose Regional Park. An objector sought the deletion of the words 'Red Rose' because this would cause confusion with the completely different initiative of the 'Red Rose Forest'. The LPA concurs and, at RDD stage, has omitted the words 'Red Rose' from both the

chapter introduction and the title of policy C1G. Further objectors, at RDD stage, argue that these words should be reinstated. The wording was deleted to avoid confusion. That this confusion has arisen is clear from the content of many objections which relate to this matter. A reversion to the FDD wording would not be in the interests of clarity.

The effect of the Countryside and Rights of Way Act 2000

12.2 An objector at FDD stage argues that the UDP should recognise the effects of the Countryside and Rights of Way Act 2000. The LPA concurs and, at RDD stage, refers to this in the introduction to Chapter 12. The concerns of the objector in relation to the Rights of Way Forum to be established under that Act, and the need to improve the network of routes for horse riders, cyclists and walkers, are dealt with in the section of this report which relates to policy EV3A.

The scheme of policy references

12.3 An objector argues that the scheme of policy references used throughout the RDD is potentially confusing. He cites the example of GB1, which relates to green belt, being very similar to G1B which relates to planning obligations. It is reasonable to assume that the users of the UDP will be sufficiently motivated to proceed with care when seeking and quoting particular policy references. In the section of this report which relates to the introduction to the RDD as a whole, I do identify those limited circumstances in which the same reference is attached to different parts of the plan and recommend that this be remedied.

Grammatical aspects

12.4 An objector argues that the punctuation of the introduction to this chapter should be improved by the insertion of what he regards as necessary commas. In my view the RDD text is perfectly comprehensible.

Recommendation

I recommend:

(REC 12.1) that no modification be made to the RDD in response to these objections.

C1 COMMUNITY FACILITIES, OPEN SPACE, SPORT AND RECREATION

Objections to Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
572	O	071	C	1	Peter Sargeant FRTPI		WIGAN MBC 572/A
572	O	072	C	1	Peter Sargeant FRTPI		WIGAN MBC 572/A
581	O	007	C	1	Wrightington, Wigan and Leigh NHS Trust	Michael Courcier and Partners Ltd	WMBC 581/A
682	O	017	C	1	English Nature		WMBC 682/A

Objections to Revised Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
682	O	036	C	1	English Nature		WMBC 682/A
747	O	072	C	1	Wigan Borough Action Group		WMBC 747/A

Supporters of Draft Deposit

Ref No	a	B	c	d	Name	Agent	Response Ref.
442	S	001	C	1	Sport England		
705	S	001	C	1	Mrs Gail Patricia Robb		

Note

Objections 572/071 and 572/072 are dealt with in the section of this report which relates to policy C1C.

Objection 747/072 is dealt with in the chapter of this report which relates to the monitoring of the plan.

Main Issues

Whether this policy is appropriate, having regard to:

- the identification of the facilities to be protected;
- the promotion of nature conservation interests.

Inspector's Considerations and Conclusions

The identification of the facilities to be protected

12.5 Policy C1 provides that the LPA will seek to ensure that requirements for community facilities, open space, sport and recreation are met by safeguarding those that meet an identified need and securing improved facilities when required. An objector notes that the existing facilities which are to be safeguarded are not shown on the proposals map or identified within the written text. He argues that the UDP does not, therefore, promote certainty on this matter. He contends that the UDP should explain how

a continuing need for a facility is to be identified. He emphasises the role of the statutory provider of the facility in establishing whether this meets an identified need.

12.6 The LPA is, at present, undertaking an assessment of open space, sport and recreation facilities to determine which of these are needed. No mention is made, however, of a similar survey of community facilities. Even if such a comprehensive survey had been concluded its findings would soon become outdated due to changing demographic factors and the incremental changes in the supply of community, open space, sport and recreation facilities. As presented, policy C1 provides the scope for a potential developer to argue, in a particular case, that a specific facility does not meet identified needs. Such flexibility is, in my view, important given the duration of the plan period until 2016. Identification of facilities at plan preparation stage as meeting an identified need could constrain desirable redevelopment of existing community facilities later in changed circumstances.

The promotion of nature conservation interests

12.7 An objector argues that policy C1 should recognise and support the encouragement of nature conservation interests on sites used for community, open space, sport and recreation purposes. The plan is to be read as a whole, however, in conformity with the advice of PPG12 that it should be succinct. Nature conservation interests are secured by policies EV2 and EV2A to EV2E. There is no need to repeat these within policy C1.

Recommendation

I recommend:

(REC 12.2) that no modification be made to the RDD in response to these objections.

C1A COMMUNITY FACILITIES

Supporters to Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
418	S	024	C	1A	GMPTE		
442	S	002	C	1A	Sport England		

C1B OPEN SPACE, SPORT AND RECREATION PROVISION

Objections to Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
003	O	002	C	1B	George Seaward		WMBC 003
096	O	004	C	1B	Lane Head South Residents Group		WMBC 096 Lane Head
424	O	029	C	1B	Government Office for the North West		WMBC 424 GONW
572	O	073	C	1B	Peter Sargeant FRTPI		WIGAN MBC 572/A
572	O	074	C	1B	Peter Sargeant FRTPI		WIGAN MBC 572/A
682	O	018	C	1B	English Nature		WMBC 682/A

Objections to Revised Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
024	O	004	C	1B	Mrs M E Fairhurst		WIGAN MBC FOA/A
025	O	016	C	1B	Philip Fairhurst		WIGAN MBC FOA/A
033	O	015	C	1B	Miss Winifred Beesley		WIGAN MBC FOA/A
049	O	015	C	1B	Linda Hickey		WIGAN MBC FOA/A
050	O	015	C	1B	Robert Hickey		WIGAN MBC FOA/A
053	O	016	C	1B	Adrian Hurst		WIGAN MBC FOA/A
055	O	015	C	1B	Mrs M Iredale		WIGAN MBC FOA/A
060	O	013	C	1B	Anthony Connell		WIGAN MBC FOA/A
060	O	031	C	1B	Katherine Marsland		WIGAN MBC FOA/A
086	O	015	C	1B	Susan Melling		WIGAN MBC FOA/A
087	O	015	C	1B	B Hughes		WIGAN MBC FOA/A
089	O	015	C	1B	Ms Margaret Dean		WIGAN MBC FOA/A
090	O	015	C	1B	Karin & Keith Dagnall		WIGAN MBC FOA/A
091	O	004	C	1B	W Malcolm Cook		WIGAN MBC FOA/A
097	O	017	C	1B	Mrs K Lees		WIGAN MBC FOA/A
099	O	013	C	1B	Mr G E Forster		WIGAN MBC FOA/A
100	O	008	C	1B	Margaret Brooks		WIGAN MBC FOA/A
101	O	007	C	1B	William Brooks		WIGAN MBC FOA/A
114	O	006	C	1B	Joan Atherton		WIGAN MBC FOA/A
160	O	002	C	1B	Amelia Ellen Lavin		WIGAN MBC FOA/A
161	O	015	C	1B	T Brennan		WIGAN MBC FOA/A
166	O	015	C	1B	Mr Jack Delaney		WIGAN MBC FOA/A
172	O	015	C	1B	Gary Crossley		WIGAN MBC FOA/A
172	O	031	C	1B	Julie Crossley		WIGAN MBC FOA/A
174	O	014	C	1B	Miss B McKenna		WIGAN MBC FOA/A
177	O	008	C	1B	Mr D Foster		WIGAN MBC FOA/A
184	O	015	C	1B	E M Chadwick		WIGAN MBC FOA/A
188	O	013	C	1B	Josephine Mary Fleming		WIGAN MBC FOA/A
189	O	015	C	1B	Miss M Topping		WIGAN MBC FOA/A
190	O	002	C	1B	Sarbari Mukherjee		WIGAN MBC FOA/A
194	O	005	C	1B	Lillian Corcoran		WIGAN MBC FOA/A

198	O	012	C	1B	Mrs Kay Pooke		WIGAN MBC FOA/A
219	O	015	C	1B	Mrs M P Anten		WIGAN MBC FOA/A
248	O	002	C	1B	John E Middleton		WIGAN MBC FOA/A
251	O	008	C	1B	Val Middleton		WIGAN MBC FOA/A
255	O	012	C	1B	J McLean		WIGAN MBC FOA/A
293	O	014	C	1B	A Hamilton		WIGAN MBC FOA/A
295	O	002	C	1B	P D Hamilton		WIGAN MBC FOA/A
297	O	004	C	1B	Raymond Sharples		WIGAN MBC FOA/A
301	O	005	C	1B	Mavis Helena Gale		WIGAN MBC FOA/A
303	O	006	C	1B	Christine A Jones		WIGAN MBC FOA/A
304	O	006	C	1B	J S Arkwright		WIGAN MBC FOA/A
308	O	009	C	1B	M Boardman		WIGAN MBC FOA/A
311	O	017	C	1B	Bernard Shaw		WIGAN MBC FOA/A
312	O	015	C	1B	Mary F Shaw		WIGAN MBC FOA/A
314	O	015	C	1B	Mrs M MacDonald		WIGAN MBC FOA/A
317	O	007	C	1B	J G Ellison		WIGAN MBC FOA/A
318	O	015	C	1B	Mr G Daniels		WIGAN MBC FOA/A
319	O	015	C	1B	Mrs M H Hughes		WIGAN MBC FOA/A
322	O	015	C	1B	Archibald Smith Tate		WIGAN MBC FOA/A
323	O	015	C	1B	Norman Edward Rusk		WIGAN MBC FOA/A
325	O	015	C	1B	Mr John Steele		WIGAN MBC FOA/A
326	O	015	C	1B	Mrs Janet Steele		WIGAN MBC FOA/A
327	O	015	C	1B	Neina Woodward		WIGAN MBC FOA/A
328	O	008	C	1B	Mr A Woodward		WIGAN MBC FOA/A
330	O	005	C	1B	William Glover		WIGAN MBC FOA/A
332	O	012	C	1B	David Catterall		WIGAN MBC FOA/A
333	O	015	C	1B	Geoffrey Powell		WIGAN MBC FOA/A
335	O	011	C	1B	J F Kearsley		WIGAN MBC FOA/A
339	O	016	C	1B	Kathryn Pennington		WIGAN MBC FOA/A
407	O	005	C	1B	Adele Wilkes		WIGAN MBC FOA/A
408	O	011	C	1B	Gary Wilkes		WIGAN MBC FOA/A
435	O	014	C	1B	Gordon Catterall		WIGAN MBC FOA/A
436	O	015	C	1B	Mrs E Johnson		WIGAN MBC FOA/A
446	O	015	C	1B	C Hilton-Carroll		WIGAN MBC FOA/A
450	O	015	C	1B	Andre Philip Richard Gorner		WIGAN MBC FOA/A
461	O	004	C	1B	Ethel Glover		WIGAN MBC FOA/A
493	O	002	C	1B	William Lovell Verinder		WIGAN MBC FOA/A
494	O	014	C	1B	Julie L Harrison		WIGAN MBC FOA/A
505	O	015	C	1B	Mrs C Daington		WIGAN MBC FOA/A
533	O	006	C	1B	Mrs E A Carter		WIGAN MBC FOA/A
548	O	003	C	1B	Mrs Sylvia Marion Stitt		WIGAN MBC FOA/A
550	O	013	C	1B	Belinda Croston		WIGAN MBC FOA/A
572	O	109	C	1B	Peter Sargeant FRTP		WIGAN MBC 572/A
573	O	002	C	1B	Mr A Eaves		WIGAN MBC FOA/A
574	O	002	C	1B	John Murphy		WIGAN MBC FOA/A
682	O	037	C	1B	English Nature		WMBC 682/A
747	O	031	C	1B	Wigan Borough Action Group		WIGAN MBC 747/A

747	O	032	C	1B	Wigan Borough Action Group		WIGAN MBC 747/A
810	O	008	C	1B	Mr A Sherman		WIGAN MBC FOA/A
830	O	013	C	1B	C Murnan		WIGAN MBC FOA/A
831	O	003	C	1B	Les Jones		WIGAN MBC FOA/A
833	O	015	C	1B	S Murphy		WIGAN MBC FOA/A
834	O	015	C	1B	C Murphy		WIGAN MBC FOA/A
835	O	015	C	1B	P Murphy		WIGAN MBC FOA/A
836	O	015	C	1B	Mr C L Pooke		WIGAN MBC FOA/A
837	O	005	C	1B	Mrs S Whitfield		WIGAN MBC FOA/A
838	O	018	C	1B	Rachel Webster		WIGAN MBC FOA/A
839	O	015	C	1B	Gary Oakes		WIGAN MBC FOA/A
840	O	015	C	1B	Mrs J Sherman		WIGAN MBC FOA/A
870	O	001	C	1B	Kenneth George Liney		WIGAN MBC FOA/A
871	O	001	C	1B	Margaret Liney		WIGAN MBC FOA/A
887	O	008	C	1B	Mr Charles Christopherson		WIGAN MBC FOA/A
888	O	007	C	1B	W A Sefton		WIGAN MBC FOA/A
889	O	012	C	1B	W Boardman		WIGAN MBC FOA/A
890	O	005	C	1B	Mrs Edith Sefton		WIGAN MBC FOA/A
891	O	010	C	1B	Mrs Speed		WIGAN MBC FOA/A
892	O	013	C	1B	Adrian Hughes		WIGAN MBC FOA/A
893	O	011	C	1B	Mrs M J Rusk		WIGAN MBC FOA/A
894	O	005	C	1B	Mr John Wilkieson		WIGAN MBC FOA/A
895	O	005	C	1B	Mrs T Quinn		WIGAN MBC FOA/A
896	O	014	C	1B	David Tinsley		WIGAN MBC FOA/A
897	O	014	C	1B	Janet Marjorie Tate		WIGAN MBC FOA/A
898	O	014	C	1B	Miss T Topping		WIGAN MBC FOA/A
899	O	003	C	1B	Betty Prescott		WIGAN MBC FOA/A
900	O	005	C	1B	Mrs J Lodge		WIGAN MBC FOA/A
901	O	009	C	1B	Alison Hurst		WIGAN MBC FOA/A
902	O	003	C	1B	S V Lang		WIGAN MBC FOA/A
903	O	002	C	1B	J A Harrison		WIGAN MBC FOA/A
904	O	003	C	1B	Dr A M Mukherjee		WIGAN MBC FOA/A
905	O	003	C	1B	Mrs H J Hughes		WIGAN MBC FOA/A
906	O	014	C	1B	Frank Stringfellow		WIGAN MBC FOA/A
907	O	014	C	1B	Ida Rylance		WIGAN MBC FOA/A
908	O	015	C	1B	William J Rylance		WIGAN MBC FOA/A
909	O	014	C	1B	J Butcher		WIGAN MBC FOA/A
910	O	014	C	1B	Mrs Kathleen F Brown		WIGAN MBC FOA/A
911	O	014	C	1B	D Ball		WIGAN MBC FOA/A
912	O	014	C	1B	Mr R Banks		WIGAN MBC FOA/A
913	O	014	C	1B	J Houghton		WIGAN MBC FOA/A
914	O	014	C	1B	C Macdonald		WIGAN MBC FOA/A
915	O	012	C	1B	Jacqueline Sheehan		WIGAN MBC FOA/A
916	O	016	C	1B	Maureen Smith		WIGAN MBC FOA/A
917	O	012	C	1B	Mrs P A Tushingam		WIGAN MBC FOA/A
918	O	013	C	1B	Gladys Wilkes		WIGAN MBC FOA/A
919	O	007	C	1B	P A Waldron		WIGAN MBC FOA/A

920	O	014	C	1B	Mr R G Bradshaw	WIGAN MBC FOA/A
921	O	004	C	1B	D Ellison	WIGAN MBC FOA/A
922	O	003	C	1B	Richard Andrew Corless	WIGAN MBC FOA/A
923	O	010	C	1B	Jeffrey Cook	WIGAN MBC FOA/A
924	O	001	C	1B	Maureen Corless	WIGAN MBC FOA/A
925	O	005	C	1B	I Cotham	WIGAN MBC FOA/A
926	O	008	C	1B	Margaret Catterall	WIGAN MBC FOA/A
927	O	005	C	1B	Vincent Corcoran	WIGAN MBC FOA/A
928	O	007	C	1B	Philip Holt	WIGAN MBC FOA/A
929	O	007	C	1B	A Horton	WIGAN MBC FOA/A
930	O	001	C	1B	Mr A J Horton	WIGAN MBC FOA/A
931	O	014	C	1B	C P Simpson	WIGAN MBC FOA/A
932	O	014	C	1B	G Brash	WIGAN MBC FOA/A
933	O	014	C	1B	Bernard H Shorrocks	WIGAN MBC FOA/A
934	O	014	C	1B	Brenda Ryan	WIGAN MBC FOA/A
935	O	014	C	1B	Mrs K Marsh	WIGAN MBC FOA/A
936	O	014	C	1B	Mrs A Cordell	WIGAN MBC FOA/A
937	O	014	C	1B	F Murtagh	WIGAN MBC FOA/A
938	O	014	C	1B	Mrs Vivien Rigby	WIGAN MBC FOA/A
939	O	001	C	1B	Doreen Sharples	WIGAN MBC FOA/A
940	O	012	C	1B	David Pennington	WIGAN MBC FOA/A
941	O	004	C	1B	Mrs J Tushingham	WIGAN MBC FOA/A
942	O	007	C	1B	Mr A Tushingham	WIGAN MBC FOA/A
943	O	016	C	1B	Marilyn Riding	WIGAN MBC FOA/A
944	O	014	C	1B	Edward Ryan	WIGAN MBC FOA/A
945	O	014	C	1B	Ann Gorner	WIGAN MBC FOA/A
946	O	014	C	1B	Ben Daniel Gorner	WIGAN MBC FOA/A
947	O	014	C	1B	Gabrielle Maria Gorner	WIGAN MBC FOA/A
948	O	015	C	1B	Sheila Jones	WIGAN MBC FOA/A
949	O	012	C	1B	Gary W Jones	WIGAN MBC FOA/A
950	O	012	C	1B	Allan Jones	WIGAN MBC FOA/A
951	O	016	C	1B	Mr Michael W Kelly	WIGAN MBC FOA/A
952	O	010	C	1B	Mrs V Kelly	WIGAN MBC FOA/A
953	O	011	C	1B	J A Pendlebury	WIGAN MBC FOA/A
954	O	008	C	1B	P J Pendlebury	WIGAN MBC FOA/A
955	O	007	C	1B	S Leonard	WIGAN MBC FOA/A
956	O	009	C	1B	Harry Millington	WIGAN MBC FOA/A
957	O	005	C	1B	Patricia A Donnelly	WIGAN MBC FOA/A
958	O	013	C	1B	Mary E Shorrocks	WIGAN MBC FOA/A
959	O	004	C	1B	Mrs Heather Williams	WIGAN MBC FOA/A
960	O	003	C	1B	Mrs P A Grimshaw	WIGAN MBC FOA/A
961	O	007	C	1B	Mrs Doreen Glover	WIGAN MBC FOA/A
962	O	014	C	1B	Teresa Garland	WIGAN MBC FOA/A
963	O	010	C	1B	Karen Gibson	WIGAN MBC FOA/A
964	O	010	C	1B	A Pennington	WIGAN MBC FOA/A
965	O	010	C	1B	F Heaton	WIGAN MBC FOA/A
966	O	015	C	1B	Eileen Critchley	WIGAN MBC FOA/A

967	O	014	C	1B	Mrs Eryl Cross		WIGAN MBC FOA/A
968	O	001	C	1B	Roger K Dandridge		WIGAN MBC FOA/A
969	O	006	C	1B	R J Brown		WIGAN MBC FOA/A
970	O	010	C	1B	Norah Bradshaw		WIGAN MBC FOA/A
971	O	008	C	1B	Mrs K Birkett		WIGAN MBC FOA/A
972	O	012	C	1B	Debbie Gaynor		WIGAN MBC FOA/A
973	O	012	C	1B	Margaret Cook		WIGAN MBC FOA/A
974	O	009	C	1B	Mrs P M Forster		WIGAN MBC FOA/A
975	O	005	C	1B	Mrs Edna Brown		WIGAN MBC FOA/A
976	O	008	C	1B	Mrs T Wood		WIGAN MBC FOA/A
977	O	015	C	1B	Anne Maliczewski		WIGAN MBC FOA/A
978	O	005	C	1B	Mr J W Fleming		WIGAN MBC FOA/A
979	O	002	C	1B	Mr Stanley L Brown		WIGAN MBC FOA/A
980	O	016	C	1B	Jean Haddock		WIGAN MBC FOA/A
981	O	015	C	1B	A M Catterall		WIGAN MBC FOA/A
982	O	014	C	1B	Mrs Kinsella		WIGAN MBC FOA/A
983	O	012	C	1B	Mrs Sheila Majakari		WIGAN MBC FOA/A
984	O	009	C	1B	D Glover		WIGAN MBC FOA/A
985	O	008	C	1B	W MacDonald		WIGAN MBC FOA/A
986	O	001	C	1B	Joan Quick		WIGAN MBC FOA/A
987	O	001	C	1B	Anthony Quick		WIGAN MBC FOA/A
988	O	001	C	1B	Miss A L Prescott		WIGAN MBC FOA/A
989	O	001	C	1B	Mrs B Prescott		WIGAN MBC FOA/A
990	O	001	C	1B	Barbara Parkinson		WIGAN MBC FOA/A
991	O	001	C	1B	Marian Ochwat		WIGAN MBC FOA/A
992	O	001	C	1B	Stefan Ochwat		WIGAN MBC FOA/A
993	O	014	C	1B	George Swindell		WIGAN MBC FOA/A
994	O	013	C	1B	Hazel Louise Gorner		WIGAN MBC FOA/A
995	O	014	C	1B	Andrew Gaynor		WIGAN MBC FOA/A
996	O	013	C	1B	Patricia M Shannon		WIGAN MBC FOA/A
997	O	001	C	1B	Dinah Middleton		WIGAN MBC FOA/A
998	O	001	C	1B	J Fairhurst		WIGAN MBC FOA/A
999	O	001	C	1B	T Doyle		WIGAN MBC FOA/A
A01	O	014	C	1B	Anna Louise Calder		WIGAN MBC FOA/A
A02	O	014	C	1B	Peter Cains Butchers		WIGAN MBC FOA/A
A03	O	014	C	1B	Linda Croston		WIGAN MBC FOA/A
A04	O	014	C	1B	Jane Moore		WIGAN MBC FOA/A
A05	O	014	C	1B	Friends of Ashton		WIGAN MBC A05/A
A06	O	014	C	1B	Mrs Hilary Davies		WIGAN MBC FOA/A
A07	O	014	C	1B	Paula Jayne Green		WIGAN MBC FOA/A
A08	O	014	C	1B	Joseph Garland		WIGAN MBC FOA/A
A09	O	014	C	1B	Mr James Crook		WIGAN MBC FOA/A
A10	O	014	C	1B	Mr John Crook		WIGAN MBC FOA/A
A11	O	014	C	1B	B Carney		WIGAN MBC FOA/A
A12	O	014	C	1B	Frank Brown		WIGAN MBC FOA/A
A13	O	014	C	1B	Mr J Bentham		WIGAN MBC FOA/A
A14	O	014	C	1B	M Withington		WIGAN MBC FOA/A

A15	O	014	C	1B	Helen Whalley		WIGAN MBC FOA/A
A16	O	014	C	1B	William James Wilkes		WIGAN MBC FOA/A
A17	O	014	C	1B	Joanne Young		WIGAN MBC FOA/A
A18	O	014	C	1B	John G Bradshaw		WIGAN MBC FOA/A
A19	O	014	C	1B	G Sheedy		WIGAN MBC FOA/A
A20	O	014	C	1B	Jayne Johnson		WIGAN MBC FOA/A
A21	O	001	C	1B	Mrs I B Eaves		WIGAN MBC FOA/A
A22	O	014	C	1B	Greta Kearsley		WIGAN MBC FOA/A
A23	O	014	C	1B	Margaret Thompson		WIGAN MBC FOA/A
A24	O	014	C	1B	Richard Prescott		WIGAN MBC FOA/A
A25	O	014	C	1B	John Melling		WIGAN MBC FOA/A
A26	O	013	C	1B	Yvonne Harrison		WIGAN MBC FOA/A
A27	O	014	C	1B	I R Clarence		WIGAN MBC FOA/A
A28	O	014	C	1B	Mr P Majakari		WIGAN MBC FOA/A
A29	O	001	C	1B	Brenda Edwards		WIGAN MBC FOA/A
A30	O	001	C	1B	Alan Edwards		WIGAN MBC FOA/A
A31	O	001	C	1B	Mrs M McKechnie		WIGAN MBC FOA/A
A32	O	001	C	1B	Alan Hurst		WIGAN MBC FOA/A
A33	O	001	C	1B	Thomas Hughes		WIGAN MBC FOA/A
A34	O	001	C	1B	K Hilton		WIGAN MBC FOA/A
A35	O	001	C	1B	Albert Atherton		WIGAN MBC FOA/A
A36	O	001	C	1B	Julia Allen		WIGAN MBC FOA/A
A37	O	009	C	1B	B Potter		WIGAN MBC FOA/A
A38	O	010	C	1B	Mrs K W Parker		WIGAN MBC FOA/A
A39	O	003	C	1B	Barbara Hodgkinson		WIGAN MBC FOA/A
A40	O	002	C	1B	F W Appleton		WIGAN MBC FOA/A
A41	O	011	C	1B	Alastair Stitt		WIGAN MBC FOA/A
A42	O	002	C	1B	Ian Campbell		WIGAN MBC FOA/A
A43	O	014	C	1B	Allen James Johnson		WIGAN MBC FOA/A
A44	O	013	C	1B	Mr A Simpson		WIGAN MBC FOA/A
A45	O	001	C	1B	Mr Robert Richard Hughes		WIGAN MBC FOA/A
A46	O	012	C	1B	Paul A Tushingham		WIGAN MBC A05/A
A47	O	002	C	1B	Mrs I Prescott		WIGAN MBC FOA/A
A48	O	003	C	1B	Mrs Carol Spencer		WIGAN MBC FOA/A
A49	O	009	C	1B	E J Clarence		WIGAN MBC FOA/A
A50	O	016	C	1B	Michael David Iredale		WIGAN MBC FOA/A
A51	O	013	C	1B	Warren Pennington		WIGAN MBC FOA/A
A52	O	007	C	1B	Beryl Helsby		WIGAN MBC FOA/A
A53	O	003	C	1B	Geoffrey MacDonald		WIGAN MBC FOA/A
A54	O	003	C	1B	Andrea Hilton		WIGAN MBC FOA/A
A55	O	011	C	1B	W Carney		WIGAN MBC FOA/A
A56	O	004	C	1B	M Owen		WIGAN MBC FOA/A
A57	O	006	C	1B	Matthew Tushingham		WIGAN MBC FOA/A
A58	O	014	C	1B	W D Gibson		WIGAN MBC FOA/A
A59	O	014	C	1B	Pauline Campbell		WIGAN MBC FOA/A
A60	O	013	C	1B	Ashton Cycles		WIGAN MBC FOA/A
A61	O	014	C	1B	Alan Dean		WIGAN MBC FOA/A

A62	O	014	C	1B	D Cunliffe		WIGAN MBC FOA/A
A63	O	014	C	1B	Paula Cunliffe		WIGAN MBC FOA/A
A64	O	014	C	1B	Angela Catterall		WIGAN MBC FOA/A
A65	O	014	C	1B	George Croston		WIGAN MBC FOA/A
A66	O	014	C	1B	Cyril Catterall		WIGAN MBC FOA/A
A67	O	013	C	1B	Steven Sheehan		WIGAN MBC FOA/A
A68	O	014	C	1B	Bernard Mattison		WIGAN MBC FOA/A
A69	O	014	C	1B	A I Bullough		WIGAN MBC FOA/A
A70	O	014	C	1B	Mrs Dawn Wilson		WIGAN MBC FOA/A
A71	O	014	C	1B	Mrs K Maddocks		WIGAN MBC FOA/A
A72	O	014	C	1B	R F Bullough		WIGAN MBC FOA/A
A73	O	014	C	1B	Cissie Garston		WIGAN MBC FOA/A
A74	O	014	C	1B	George McCathie		WIGAN MBC FOA/A
A75	O	014	C	1B	Susan Holt		WIGAN MBC FOA/A
A76	O	014	C	1B	David Thompson		WIGAN MBC FOA/A
A77	O	014	C	1B	Natalie Gibson		WIGAN MBC FOA/A
A78	O	014	C	1B	Mr S J Winstanley		WIGAN MBC FOA/A
A79	O	014	C	1B	Mr P Redmond		WIGAN MBC FOA/A
A80	O	014	C	1B	Mrs M Leyland		WIGAN MBC FOA/A
A81	O	014	C	1B	Mrs H M Francis		WIGAN MBC FOA/A
A82	O	014	C	1B	Mrs J Smith		WIGAN MBC FOA/A
A83	O	014	C	1B	J Marsh		WIGAN MBC FOA/A
A84	O	014	C	1B	Derek Woods		WIGAN MBC FOA/A
A85	O	014	C	1B	Mrs Sheila Dandridge		WIGAN MBC FOA/A
A86	O	014	C	1B	Mrs M Johnson		WIGAN MBC FOA/A
A87	O	014	C	1B	Freda Woods		WIGAN MBC FOA/A
A88	O	014	C	1B	Daniel Gibson		WIGAN MBC FOA/A
A89	O	014	C	1B	Roy Calder		WIGAN MBC FOA/A
A90	O	014	C	1B	Mrs M Crossley		WIGAN MBC FOA/A
A91	O	014	C	1B	Valerie Middleton		WIGAN MBC FOA/A
A92	O	014	C	1B	Mrs H Harris		WIGAN MBC FOA/A
A93	O	014	C	1B	M W Doyle		WIGAN MBC FOA/A
A94	O	003	C	1B	Mr L Prescott		WIGAN MBC FOA/A
A95	O	013	C	1B	W A Payne		WIGAN MBC FOA/A
A96	O	014	C	1B	P J Huyton		WIGAN MBC FOA/A
A97	O	013	C	1B	D A Payne		WIGAN MBC FOA/A
A98	O	013	C	1B	Mrs Hilda Payne		WIGAN MBC FOA/A
A99	O	011	C	1B	Lisa Greenhalgh		WIGAN MBC FOA/A
B01	O	011	C	1B	J McDougall		WIGAN MBC FOA/A
B02	O	011	C	1B	W J McDougall		WIGAN MBC FOA/A
B05	O	014	C	1B	E Brash		WIGAN MBC FOA/A
B06	O	005	C	1B	Barbara Conway		WIGAN MBC FOA/A
B16	O	002	C	1B	Mrs Kibbler		WIGAN MBC FOA/A
B17	O	003	C	1B	Gillian Phillips		WIGAN MBC FOA/A
B30	O	015	C	1B	Mr Kinsella		WIGAN MBC FOA/A
B31	O	014	C	1B	William E Coyle		WIGAN MBC FOA/A
B32	O	014	C	1B	Kathleen Jones		WIGAN MBC FOA/A

Supporters of Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
442	S	003	C	1B	Sport England		

Note

Objections 572/073 and 572/074 are dealt with in the section of this report which relates to policy C1C.

Main Issues

Whether this policy is appropriate, having regard to:

- the identification of the need for and the supply of open space, sport and recreational facilities;
- the relevance of national standards;
- the need to identify open spaces on the proposals map;
- the role of cemeteries and churchyards;
- the details of policy expression;
- the role of synthetic pitches.

Inspector's Considerations and Conclusions

The identification of the need for and the supply of open space, sport and recreational facilities.

12.8 RDD policy C1B presents standards for the provision of football and rugby pitches. It then informs that the LPA will undertake a local assessment of needs and opportunities for other open space, sport and recreation requirements. In seeking to meet shortfalls against these standards, or otherwise improve the provision of sport and recreation facilities, the development or provision of new or enhanced facilities will be permitted provided that stated criteria are satisfied.

12.9 An objector refers to the advice of PPG17 (paragraphs 1 to 5) that, to ensure effective planning for open space, sport and recreation, it is essential that the needs of local communities are known. LPAs should undertake robust assessments of the existing and future needs of their communities for these facilities. They should also undertake audits of existing facilities and the use made of them. These will form the starting point for establishing an effective strategy for open space, sport and recreation at the local level and for effective planning through the development of appropriate policies in plans. The objector notes that there is no evidence that the LPA has carried out these assessments and audits.

12.10 The reasoned justification for policy C1B acknowledges that it is essential that the needs of local communities are known. Policy C1B, itself, expresses the LPA's commitment that it will undertake a local assessment of the needs and opportunities for

open space, sport and recreation. It acknowledges, however, that this process has only just begun. To delay the adoption of the UDP until these assessments and audits are completed would be to deny decision makers, potential developers and the public the benefit of an up-to-date development plan framework for an indeterminate period. This is not, in any case, necessary given the provisions of policy C1. The need for and supply of facilities will be important aspects of the decisions made under its terms.

12.11 In the absence of the necessary assessment and audits it will be necessary for a potential developer who proposes a new facility, or the redevelopment of the site of an existing one, to address the matters of requirement and supply in order to justify a proposal in a particular case. In effect the necessary assessments and audits would be carried out piecemeal until such time as the LPA had completed its comprehensive coverage. For these reasons I conclude that a delay in the progress to adoption of this UDP, to await the assessments and audits referred to by PPG17, cannot be justified.

The relevance of national standards

12.12 An objector argues that when the LPA establishes standards for open space, it should incorporate those formulated by English Nature in respect of the accessibility of the population to natural green spaces, local nature reserves and sites of various sizes. The LPA intends to give consideration to these. However, having regard to the advice of PPG17 (paragraph 6) that open space standards are best set locally, it would not be appropriate for me, in advance of the findings of the LPA's assessments and audits, to recommend that it adopt the provisions of a national standard.

The need to identify open spaces on the proposals map

12.13 An objector argues that recreational areas, including the public open space at Winton Road, Lowton, should be protected from development by being identified on the UDP proposals map. Policy C1C provides protection for open spaces. Given that the protection of that policy applies to open spaces or land in use or most recently in use for sport and recreation, there is no doubt that it will apply to all recreational areas, including that at Winton Road. There is, therefore, no need to show such areas on the proposals map.

The role of cemeteries and churchyards

12.14 The reasoned justification for policy C1B informs that the assessment proposed by the LPA will include built sports and recreation facilities and all open space of public value, including among other things cemeteries and churchyards. An objector argues that such places should not be regarded as open spaces of public value. PPG17 (annex) does, however, identify cemeteries and churchyards as being among the broad range of open spaces that may be of public value.

The details of policy expression

12.15 The final element of policy C1B, introduced at RDD stage, provides that new or enhanced facilities will be permitted provided that they will achieve specified objectives. An objector argues that 'will' should be replaced with 'may'. This part of the policy is intended to provide a clear and consistent basis for the determination of planning applications. The use of the word 'may' would negate this purpose entirely. All of the criteria relate to interests of acknowledged importance which must be achieved in every case. This consideration reinforces my conclusion that the word 'will' is the appropriate one.

12.16 The final paragraph of the reasoned justification to policy C1B refers to the role of all-weather multi-use games areas and synthetic pitches in meeting needs. An objector argues that these can give rise to amenity problems. This is addressed by policy C1B(b). The final sentence of this reasoned justification paragraph expresses the need to secure an acceptable balance between the issues that arise as a result of sport and recreation enhancement. An objector argues that the word 'issues' is over used. It does, however, in the context of this particular paragraph, clearly express the intention of the LPA and does not contribute in any way to ambiguity. It should, therefore, be retained.

The role of synthetic pitches

12.17 The final paragraph of the reasoned justification to policy C1B informs that, in order to ensure that opportunities to use open space or sports and recreation facilities are available to all, it is important that shortfalls in provision are met and that modern equipment and facilities are provided. These will include new facilities that can be used more intensively such as flood-lit, all-weather, multi-use games areas and synthetic pitches. Objectors argue that all-weather multi-use games areas and synthetic pitches are not the equivalent of open space. Their provision is said to narrow the scope for their usage.

12.18 The RDD does not seek to limit provision to this type of facility, however. They are referred to simply as examples of new facilities that can be used more intensively. They are cited simply as an element of the wider provision for sport and recreation. Given the terms in which this aspect of the reasoned justification to policy C1B is expressed, I conclude that there is no reason to delete references to all-weather, multi-use games areas or synthetic pitches. Indeed, I note that PPG17 (annex, paragraph 2iv) regards such facilities as of public value.

Recommendation

I recommend:

(REC 12.3) that no modification be made to the RDD in response to these objections.

C1C PROTECTION OF OPEN SPACE, AND SPORT AND RECREATION PROVISION

Objections to Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
422	O	007	C	1C	Lancashire CPRE		WMBC C1C
572	O	075	C	1C	Peter Sargeant FRTPI		WIGAN MBC 572/A
572	O	076	C	1C	Peter Sargeant FRTPI		WIGAN MBC 572/A

Objections to Revised Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
024	O	003	C	1C	Mrs M E Fairhurst		WIGAN MBC FOA/A
025	O	017	C	1C	Philip Fairhurst		WIGAN MBC FOA/A
033	O	016	C	1C	Miss Winifred Beesley		WIGAN MBC FOA/A
049	O	016	C	1C	Linda Hickey		WIGAN MBC FOA/A
050	O	016	C	1C	Robert Hickey		WIGAN MBC FOA/A
053	O	017	C	1C	Adrian Hurst		WIGAN MBC FOA/A
055	O	016	C	1C	Mrs M Iredale		WIGAN MBC FOA/A
060	O	014	C	1C	Anthony Connell		WIGAN MBC FOA/A
060	O	032	C	1C	Katherine Marsland		WIGAN MBC FOA/A
086	O	016	C	1C	Susan Melling		WIGAN MBC FOA/A
087	O	016	C	1C	B Hughes		WIGAN MBC FOA/A
089	O	016	C	1C	Ms Margaret Dean		WIGAN MBC FOA/A
090	O	016	C	1C	Karin & Keith Dagnall		WIGAN MBC FOA/A
091	O	005	C	1C	W Malcolm Cook		WIGAN MBC FOA/A
097	O	016	C	1C	Mrs K Lees		WIGAN MBC FOA/A
099	O	014	C	1C	Mr G E Forster		WIGAN MBC FOA/A
100	O	007	C	1C	Margaret Brooks		WIGAN MBC FOA/A
101	O	006	C	1C	William Brooks		WIGAN MBC FOA/A
114	O	003	C	1C	Joan Atherton		WIGAN MBC FOA/A
160	O	003	C	1C	Amelia Ellen Lavin		WIGAN MBC FOA/A
161	O	016	C	1C	T Brennan		WIGAN MBC FOA/A
166	O	016	C	1C	Mr Jack Delaney		WIGAN MBC FOA/A
172	O	016	C	1C	Gary Crossley		WIGAN MBC FOA/A
172	O	032	C	1C	Julie Crossley		WIGAN MBC FOA/A
174	O	015	C	1C	Miss B McKenna		WIGAN MBC FOA/A
177	O	009	C	1C	Mr D Foster		WIGAN MBC FOA/A
184	O	016	C	1C	E M Chadwick		WIGAN MBC FOA/A
188	O	014	C	1C	Josephine Mary Fleming		WIGAN MBC FOA/A
189	O	016	C	1C	Miss M Topping		WIGAN MBC FOA/A
190	O	003	C	1C	Sarbari Mukherjee		WIGAN MBC FOA/A
194	O	004	C	1C	Lillian Corcoran		WIGAN MBC FOA/A
198	O	011	C	1C	Mrs Kay Pooke		WIGAN MBC FOA/A
219	O	003	C	1C	Mrs M P Anten		WIGAN MBC FOA/A
221	O	013	C	1C	Westbury Homes Ltd and Morris Homes Ltd	Broadway Malyan	WIGAN MBC 221/A

248	O	003	C	1C	John E Middleton		WIGAN MBC FOA/A
251	O	007	C	1C	Val Middleton		WIGAN MBC FOA/A
255	O	013	C	1C	J McLean		WIGAN MBC FOA/A
293	O	015	C	1C	A Hamilton		WIGAN MBC FOA/A
295	O	003	C	1C	P D Hamilton		WIGAN MBC FOA/A
297	O	008	C	1C	Raymond Sharples		WIGAN MBC FOA/A
301	O	006	C	1C	Mavis Helena Gale		WIGAN MBC FOA/A
303	O	003	C	1C	Christine A Jones		WIGAN MBC FOA/A
304	O	007	C	1C	J S Arkwright		WIGAN MBC FOA/A
308	O	008	C	1C	M Boardman		WIGAN MBC FOA/A
311	O	016	C	1C	Bernard Shaw		WIGAN MBC FOA/A
312	O	006	C	1C	Mary F Shaw		WIGAN MBC FOA/A
314	O	016	C	1C	Mrs M MacDonald		WIGAN MBC FOA/A
317	O	002	C	1C	J G Ellison		WIGAN MBC FOA/A
318	O	016	C	1C	Mr G Daniels		WIGAN MBC FOA/A
319	O	017	C	1C	Mrs M H Hughes		WIGAN MBC FOA/A
322	O	016	C	1C	Archibald Smith Tate		WIGAN MBC FOA/A
323	O	016	C	1C	Norman Edward Rusk		WIGAN MBC FOA/A
325	O	016	C	1C	Mr John Steele		WIGAN MBC FOA/A
326	O	016	C	1C	Mrs Janet Steele		WIGAN MBC FOA/A
327	O	016	C	1C	Neina Woodward		WIGAN MBC FOA/A
328	O	009	C	1C	Mr A Woodward		WIGAN MBC FOA/A
330	O	006	C	1C	William Glover		WIGAN MBC FOA/A
332	O	005	C	1C	David Catterall		WIGAN MBC FOA/A
333	O	016	C	1C	Geoffrey Powell		WIGAN MBC FOA/A
335	O	012	C	1C	J F Kearsley		WIGAN MBC FOA/A
339	O	017	C	1C	Kathryn Pennington		WIGAN MBC FOA/A
407	O	012	C	1C	Adele Wilkes		WIGAN MBC FOA/A
408	O	003	C	1C	Gary Wilkes		WIGAN MBC FOA/A
436	O	016	C	1C	Mrs E Johnson		WIGAN MBC FOA/A
446	O	016	C	1C	C Hilton-Carroll		WIGAN MBC FOA/A
450	O	016	C	1C	Andre Philip Richard Gerner		WIGAN MBC FOA/A
461	O	017	C	1C	Ethel Glover		WIGAN MBC FOA/A
493	O	009	C	1C	William Lovell Verinder		WIGAN MBC FOA/A
494	O	013	C	1C	Julie L Harrison		WIGAN MBC FOA/A
505	O	016	C	1C	Mrs C Daington		WIGAN MBC FOA/A
533	O	005	C	1C	Mrs E A Carter		WIGAN MBC FOA/A
548	O	002	C	1C	Mrs Sylvia Marion Stitt		WIGAN MBC FOA/A
550	O	012	C	1C	Belinda Croston		WIGAN MBC FOA/A
572	O	110	C	1C	Peter Sargeant FRTPI		WIGAN MBC 572/A
573	O	003	C	1C	Mr A Eaves		WIGAN MBC FOA/A
574	O	003	C	1C	John Murphy		WIGAN MBC FOA/A
810	O	007	C	1C	Mr A Sherman		WIGAN MBC FOA/A
830	O	014	C	1C	C Murnan		WIGAN MBC FOA/A
831	O	002	C	1C	Les Jones		WIGAN MBC FOA/A
833	O	016	C	1C	S Murphy		WIGAN MBC FOA/A
834	O	016	C	1C	C Murphy		WIGAN MBC FOA/A

835	O	016	C	1C	P Murphy		WIGAN MBC FOA/A
836	O	014	C	1C	Mr C L Pooke		WIGAN MBC FOA/A
837	O	004	C	1C	Mrs S Whitfield		WIGAN MBC FOA/A
838	O	017	C	1C	Rachel Webster		WIGAN MBC FOA/A
839	O	016	C	1C	Gary Oakes		WIGAN MBC FOA/A
840	O	016	C	1C	Mrs J Sherman		WIGAN MBC FOA/A
870	O	003	C	1C	Kenneth George Liney		WIGAN MBC FOA/A
871	O	005	C	1C	Margaret Liney		WIGAN MBC FOA/A
887	O	007	C	1C	Mr Charles Christopherson		WIGAN MBC FOA/A
888	O	008	C	1C	W A Sefton		WIGAN MBC FOA/A
889	O	013	C	1C	W Boardman		WIGAN MBC FOA/A
890	O	004	C	1C	Mrs Edith Sefton		WIGAN MBC FOA/A
891	O	009	C	1C	Mrs Speed		WIGAN MBC FOA/A
892	O	014	C	1C	Adrian Hughes		WIGAN MBC FOA/A
893	O	013	C	1C	Mrs M J Rusk		WIGAN MBC FOA/A
894	O	006	C	1C	Mr John Wilkieson		WIGAN MBC FOA/A
895	O	006	C	1C	Mrs T Quinn		WIGAN MBC FOA/A
896	O	015	C	1C	David Tinsley		WIGAN MBC FOA/A
897	O	015	C	1C	Janet Marjorie Tate		WIGAN MBC FOA/A
898	O	015	C	1C	Miss T Topping		WIGAN MBC FOA/A
899	O	002	C	1C	Betty Prescott		WIGAN MBC FOA/A
900	O	006	C	1C	Mrs J Lodge		WIGAN MBC FOA/A
901	O	008	C	1C	Alison Hurst		WIGAN MBC FOA/A
902	O	004	C	1C	S V Lang		WIGAN MBC FOA/A
903	O	005	C	1C	J A Harrison		WIGAN MBC FOA/A
904	O	004	C	1C	Dr A M Murherjee		WIGAN MBC FOA/A
905	O	002	C	1C	Mrs H J Hughes		WIGAN MBC FOA/A
906	O	015	C	1C	Frank Stringfellow		WIGAN MBC FOA/A
907	O	015	C	1C	Ida Rylance		WIGAN MBC FOA/A
908	O	016	C	1C	William J Rylance		WIGAN MBC FOA/A
909	O	015	C	1C	J Butcher		WIGAN MBC FOA/A
910	O	015	C	1C	Mrs Kathleen F Brown		WIGAN MBC FOA/A
911	O	015	C	1C	D Ball		WIGAN MBC FOA/A
912	O	015	C	1C	Mr R Banks		WIGAN MBC FOA/A
913	O	015	C	1C	J Houghton		WIGAN MBC FOA/A
914	O	015	C	1C	C MacDonald		WIGAN MBC FOA/A
915	O	011	C	1C	Jacqueline Sheehan		WIGAN MBC FOA/A
916	O	003	C	1C	Maureen Smith		WIGAN MBC FOA/A
917	O	013	C	1C	Mrs P A Tushingham		WIGAN MBC FOA/A
918	O	014	C	1C	Gladys Wilkes		WIGAN MBC FOA/A
919	O	006	C	1C	P A Waldron		WIGAN MBC FOA/A
920	O	015	C	1C	Mr R G Bradshaw		WIGAN MBC FOA/A
921	O	005	C	1C	D Ellison		WIGAN MBC FOA/A
922	O	010	C	1C	Richard Andrew Corless		WIGAN MBC FOA/A
923	O	016	C	1C	Jeffrey Cook		WIGAN MBC FOA/A
924	O	009	C	1C	Maureen Corless		WIGAN MBC FOA/A
925	O	004	C	1C	I Cotham		WIGAN MBC FOA/A

926	O	009	C	1C	Margaret Catterall		WIGAN MBC FOA/A
927	O	006	C	1C	Vincent Corcoran		WIGAN MBC FOA/A
928	O	014	C	1C	Philip Holt		WIGAN MBC FOA/A
929	O	015	C	1C	A Horton		WIGAN MBC FOA/A
930	O	009	C	1C	Mr A J Horton		WIGAN MBC FOA/A
931	O	015	C	1C	C P Simpson		WIGAN MBC FOA/A
932	O	015	C	1C	G Brash		WIGAN MBC FOA/A
933	O	015	C	1C	Bernard H Shorrocks		WIGAN MBC FOA/A
934	O	015	C	1C	Brenda Ryan		WIGAN MBC FOA/A
935	O	015	C	1C	Mrs K Marsh		WIGAN MBC FOA/A
936	O	015	C	1C	Mrs A Cordell		WIGAN MBC FOA/A
937	O	015	C	1C	F Murtagh		WIGAN MBC FOA/A
938	O	015	C	1C	Mrs Vivien Rigby		WIGAN MBC FOA/A
939	O	014	C	1C	Doreen Sharples		WIGAN MBC FOA/A
940	O	013	C	1C	David Pennington		WIGAN MBC FOA/A
941	O	009	C	1C	Mrs J Tushingam		WIGAN MBC FOA/A
942	O	002	C	1C	Mr A tushingam		WIGAN MBC FOA/A
943	O	015	C	1C	Marilyn Riding		WIGAN MBC FOA/A
944	O	015	C	1C	Edward Ryan		WIGAN MBC FOA/A
945	O	015	C	1C	Ann Gorner		WIGAN MBC FOA/A
946	O	015	C	1C	Ben Daniel Gorner		WIGAN MBC FOA/A
947	O	015	C	1C	Gabrielle Maria Gorner		WIGAN MBC FOA/A
948	O	014	C	1C	Sheila Jones		WIGAN MBC FOA/A
949	O	013	C	1C	Gary W Jones		WIGAN MBC FOA/A
950	O	006	C	1C	Allan Jones		WIGAN MBC FOA/A
951	O	017	C	1C	Mr Michael W Kelly		WIGAN MBC FOA/A
952	O	007	C	1C	Mrs V Kelly		WIGAN MBC FOA/A
953	O	010	C	1C	J A Pendlebury		WIGAN MBC FOA/A
954	O	001	C	1C	P J Pendlebury		WIGAN MBC FOA/A
955	O	010	C	1C	S Leonard		WIGAN MBC FOA/A
956	O	003	C	1C	Harry Millington		WIGAN MBC FOA/A
957	O	014	C	1C	Patricia A Donnelly		WIGAN MBC FOA/A
958	O	014	C	1C	Mary E Shorrocks		WIGAN MBC FOA/A
959	O	005	C	1C	Mrs Heather Williams		WIGAN MBC FOA/A
960	O	002	C	1C	Mrs P A Grimshaw		WIGAN MBC FOA/A
961	O	005	C	1C	Mrs Doreen Glover		WIGAN MBC FOA/A
962	O	015	C	1C	Teresa Garland		WIGAN MBC FOA/A
963	O	009	C	1C	Karen Gibson		WIGAN MBC FOA/A
964	O	015	C	1C	A Pennington		WIGAN MBC FOA/A
965	O	013	C	1C	F Heaton		WIGAN MBC FOA/A
966	O	013	C	1C	Eileen Critchley		WIGAN MBC FOA/A
967	O	016	C	1C	Mrs Eryl Cross		WIGAN MBC FOA/A
968	O	002	C	1C	Roger K Dandridge		WIGAN MBC FOA/A
969	O	016	C	1C	R J Brown		WIGAN MBC FOA/A
970	O	011	C	1C	Norah Bradshaw		WIGAN MBC FOA/A
971	O	002	C	1C	Mrs K Birkett		WIGAN MBC FOA/A
972	O	015	C	1C	Debbie Gaynor		WIGAN MBC FOA/A

973	O	013	C	1C	Margaret Cook		WIGAN MBC FOA/A
974	O	010	C	1C	Mrs P M Forster		WIGAN MBC FOA/A
975	O	006	C	1C	Mrs Edna Brown		WIGAN MBC FOA/A
976	O	006	C	1C	Mrs T Wood		WIGAN MBC FOA/A
977	O	014	C	1C	Anne Maliczewski		WIGAN MBC FOA/A
978	O	004	C	1C	Mr J W Fleming		WIGAN MBC FOA/A
979	O	003	C	1C	Mr Stanley L Brown		WIGAN MBC FOA/A
980	O	003	C	1C	Jean Haddock		WIGAN MBC FOA/A
981	O	016	C	1C	A M Catterall		WIGAN MBC FOA/A
982	O	016	C	1C	Mrs Kinsella		WIGAN MBC FOA/A
983	O	011	C	1C	Mrs Sheila Majakari		WIGAN MBC FOA/A
984	O	010	C	1C	D Glover		WIGAN MBC FOA/A
985	O	004	C	1C	W MacDonald		WIGAN MBC FOA/A
986	O	002	C	1C	Joan Quick		WIGAN MBC FOA/A
987	O	002	C	1C	Anthony Quick		WIGAN MBC FOA/A
988	O	002	C	1C	Miss A L Prescott		WIGAN MBC FOA/A
989	O	002	C	1C	Mrs B Prescott		WIGAN MBC FOA/A
990	O	002	C	1C	Barbara Parkinson		WIGAN MBC FOA/A
991	O	002	C	1C	Marian Ochwat		WIGAN MBC FOA/A
992	O	002	C	1C	Stefan Ochwat		WIGAN MBC FOA/A
993	O	015	C	1C	George Swindell		WIGAN MBC FOA/A
994	O	014	C	1C	Hazel Louise Gorner		WIGAN MBC FOA/A
995	O	015	C	1C	Andrew Gaynor		WIGAN MBC FOA/A
996	O	014	C	1C	Patricia M Shannon		WIGAN MBC FOA/A
997	O	002	C	1C	Dinah Middleton		WIGAN MBC FOA/A
998	O	002	C	1C	J Fairhurst		WIGAN MBC FOA/A
999	O	002	C	1C	T Doyle		WIGAN MBC FOA/A
A01	O	015	C	1C	Anna Louise Calder		WIGAN MBC FOA/A
A02	O	015	C	1C	Peter Cains Butchers		WIGAN MBC FOA/A
A03	O	015	C	1C	Linda Croston		WIGAN MBC FOA/A
A04	O	015	C	1C	Jane Moore		WIGAN MBC FOA/A
A05	O	015	C	1C	Friends of Ashton		WIGAN MBC A05/A
A06	O	015	C	1C	Mrs Hilary Davies		WIGAN MBC FOA/A
A07	O	015	C	1C	Paula Jayne Green		WIGAN MBC FOA/A
A08	O	015	C	1C	Joseph Garland		WIGAN MBC FOA/A
A09	O	015	C	1C	Mr James Crook		WIGAN MBC FOA/A
A10	O	015	C	1C	Mr John Crook		WIGAN MBC FOA/A
A11	O	015	C	1C	B Carney		WIGAN MBC FOA/A
A12	O	015	C	1C	Frank Brown		WIGAN MBC FOA/A
A13	O	015	C	1C	Mr J Bentham		WIGAN MBC FOA/A
A14	O	015	C	1C	M Withington		WIGAN MBC FOA/A
A15	O	015	C	1C	Helen Whalley		WIGAN MBC FOA/A
A16	O	015	C	1C	William James Wilkes		WIGAN MBC FOA/A
A17	O	015	C	1C	Joanne Young		WIGAN MBC FOA/A
A18	O	015	C	1C	John G Bradshaw		WIGAN MBC FOA/A
A19	O	015	C	1C	G Sheedy		WIGAN MBC FOA/A
A20	O	015	C	1C	Jayne Johnson		WIGAN MBC FOA/A

A21	O	002	C	1C	Mrs I B Eaves		WIGAN MBC FOA/A
A22	O	015	C	1C	Greta Kearsley		WIGAN MBC FOA/A
A23	O	015	C	1C	Margaret Thompson		WIGAN MBC FOA/A
A24	O	015	C	1C	Richard Prescott		WIGAN MBC FOA/A
A25	O	015	C	1C	John Melling		WIGAN MBC FOA/A
A26	O	014	C	1C	Yvonne Harrison		WIGAN MBC FOA/A
A27	O	015	C	1C	I R Clarence		WIGAN MBC FOA/A
A28	O	015	C	1C	Mr P Majakari		WIGAN MBC FOA/A
A29	O	002	C	1C	Brenda Edwards		WIGAN MBC FOA/A
A30	O	002	C	1C	Alan Edwards		WIGAN MBC FOA/A
A31	O	002	C	1C	Mrs M McKechnie		WIGAN MBC FOA/A
A32	O	002	C	1C	Alan Hurst		WIGAN MBC FOA/A
A33	O	002	C	1C	Thomas Hughes		WIGAN MBC FOA/A
A34	O	002	C	1C	K Hilton		WIGAN MBC FOA/A
A35	O	002	C	1C	Albert Atherton		WIGAN MBC FOA/A
A36	O	002	C	1C	Julia Allen		WIGAN MBC FOA/A
A37	O	016	C	1C	B Potter		WIGAN MBC FOA/A
A38	O	005	C	1C	Mrs K W Parker		WIGAN MBC FOA/A
A39	O	013	C	1C	Barbara Hodgkinson		WIGAN MBC FOA/A
A40	O	003	C	1C	F W Appleton		WIGAN MBC FOA/A
A41	O	010	C	1C	Alastair Stitt		WIGAN MBC FOA/A
A42	O	003	C	1C	Ian Campbell		WIGAN MBC FOA/A
A43	O	015	C	1C	Allen James Johnson		WIGAN MBC FOA/A
A44	O	012	C	1C	Mr A Simpson		WIGAN MBC FOA/A
A45	O	002	C	1C	Mr Robert Richard Hughes		WIGAN MBC FOA/A
A46	O	013	C	1C	Paul A Tushingham		WIGAN MBC A05/A
A47	O	003	C	1C	Mrs I Prescott		WIGAN MBC FOA/A
A48	O	004	C	1C	Mrs Carol Spencer		WIGAN MBC FOA/A
A49	O	014	C	1C	E J Clarence		WIGAN MBC FOA/A
A50	O	006	C	1C	Michael David Iredale		WIGAN MBC FOA/A
A51	O	014	C	1C	Warren Pennington		WIGAN MBC FOA/A
A52	O	008	C	1C	Beryl Helsby		WIGAN MBC FOA/A
A53	O	014	C	1C	Geoffrey MacDonald		WIGAN MBC FOA/A
A54	O	008	C	1C	Andrea Hilton		WIGAN MBC FOA/A
A55	O	003	C	1C	W Carney		WIGAN MBC FOA/A
A56	O	005	C	1C	M Owen		WIGAN MBC FOA/A
A57	O	007	C	1C	Matthew Tushingham		WIGAN MBC FOA/A
A58	O	015	C	1C	W D Gibson		WIGAN MBC FOA/A
A59	O	015	C	1C	Pauline Campbell		WIGAN MBC FOA/A
A60	O	014	C	1C	R Huyton		WIGAN MBC FOA/A
A61	O	015	C	1C	Alan Dean		WIGAN MBC FOA/A
A62	O	015	C	1C	D Cunliffe		WIGAN MBC FOA/A
A63	O	015	C	1C	Paula Cunliffe		WIGAN MBC FOA/A
A64	O	015	C	1C	Angela Catterall		WIGAN MBC FOA/A
A65	O	015	C	1C	George Croston		WIGAN MBC FOA/A
A66	O	015	C	1C	Cyril Catterall		WIGAN MBC FOA/A
A67	O	014	C	1C	Steven Sheehan		WIGAN MBC FOA/A

A68	O	015	C	1C	Bernard Mattison		WIGAN MBC FOA/A
A69	O	015	C	1C	A I Bullough		WIGAN MBC FOA/A
A70	O	015	C	1C	Mrs Dawn Wilson		WIGAN MBC FOA/A
A71	O	015	C	1C	Mrs K Maddocks		WIGAN MBC FOA/A
A72	O	015	C	1C	R F Bullough		WIGAN MBC FOA/A
A73	O	015	C	1C	Cissie Garston		WIGAN MBC FOA/A
A74	O	015	C	1C	George McMathie		WIGAN MBC FOA/A
A75	O	015	C	1C	Susan Holt		WIGAN MBC FOA/A
A76	O	015	C	1C	David Thompson		WIGAN MBC FOA/A
A77	O	015	C	1C	Natalie Gibson		WIGAN MBC FOA/A
A78	O	015	C	1C	Mr S J Winstanley		WIGAN MBC FOA/A
A79	O	015	C	1C	Mr P Redmond		WIGAN MBC FOA/A
A80	O	015	C	1C	Mrs M Leyland		WIGAN MBC FOA/A
A81	O	015	C	1C	Mrs H M Francis		WIGAN MBC FOA/A
A82	O	015	C	1C	Mrs J Smith		WIGAN MBC FOA/A
A83	O	015	C	1C	J Marsh		WIGAN MBC FOA/A
A84	O	015	C	1C	Derek Woods		WIGAN MBC FOA/A
A85	O	015	C	1C	Mrs Sheila Dandridge		WIGAN MBC FOA/A
A86	O	015	C	1C	Mrs M Johnson		WIGAN MBC FOA/A
A87	O	015	C	1C	Freda Woods		WIGAN MBC FOA/A
A88	O	015	C	1C	Daniel Gibson		WIGAN MBC FOA/A
A89	O	015	C	1C	Roy Calder		WIGAN MBC FOA/A
A90	O	015	C	1C	Mrs M Crossley		WIGAN MBC FOA/A
A91	O	015	C	1C	Valerie Middleton		WIGAN MBC FOA/A
A92	O	015	C	1C	Mrs H Harris		WIGAN MBC FOA/A
A93	O	015	C	1C	M W Doyle		WIGAN MBC FOA/A
A94	O	002	C	1C	Mr L Prescott		WIGAN MBC FOA/A
A95	O	014	C	1C	W A Payne		WIGAN MBC FOA/A
A96	O	015	C	1C	P J Huyton		WIGAN MBC FOA/A
A97	O	014	C	1C	D A Payne		WIGAN MBC FOA/A
A98	O	014	C	1C	Mrs Hilda Payne		WIGAN MBC FOA/A
A99	O	012	C	1C	Lisa Greenhalgh		WIGAN MBC FOA/A
B01	O	012	C	1C	J McDougall		WIGAN MBC FOA/A
B02	O	012	C	1C	W J McDougall		WIGAN MBC FOA/A
B05	O	015	C	1C	E Brash		WIGAN MBC FOA/A
B06	O	006	C	1C	Barbara Conway		WIGAN MBC FOA/A
B18	O	003	C	1C	Brian Phillips		WIGAN MBC FOA/A
B30	O	013	C	1C	Mr Kinsella		WIGAN MBC FOA/A
B31	O	013	C	1C	William E Coyle		WIGAN MBC FOA/A
B32	O	015	C	1C	Kathleen Jones		WIGAN MBC FOA/A

Main Issues

Whether this policy is appropriate, having regard to:

- the title of the policy;
- the scope of the policy;
- the detailed structure of the policy;

- the need to identify protected open space on the proposals map;
- the protection of landscape character, nature conservation and other interests of acknowledged importance.

Inspector's Considerations and Conclusions

The title of the policy

12.19 Proposed RDD policy C1C provides that development on open space or on land or of buildings in use or most recently in use for sport or recreation will not be permitted unless stated criteria are satisfied. The reasoned justification for the policy informs that it is to apply to all forms of sport and recreation facilities and open spaces of public value, as set out in the list presented in the reasoned justification to proposed policy R1B.

12.20 At FDD stage policy C1C was entitled 'Protection of Open Space, Sport and Recreation Provision'. At RDD stage the word 'and' was inserted between 'space' and 'sport'. Objectors argue that this word is superfluous. It does, however, improve understanding of the intentions of the policy by clarifying that it is not 'sport' but 'sport and recreation provision' that is protected.

The scope of the policy

12.21 Objectors argue that, because the policy is intended to apply to the wide range of facilities and sites presented in the reasoned justification to policy C1B, it will unduly restrict the possibility of development on sites which would, otherwise, be suitable for this. The list of sites presented is, however, simply a reflection of the typology of open spaces that is presented in PPG17 (annex, paragraph 2) as potentially being of public value. It is, therefore, reasonable for the LPA to seek to protect them via the RDD.

12.22 Objectors refer to the phrase 'open spaces of public value' within the reasoned justification to policy C1C. They contend that its meaning is not clear. In particular they question whether it refers not only to land in public ownership, but also to land in private ownership regardless of whether there is public access to it. This term is used in the annex to PPG17 which clarifies that it encompasses open spaces which can act as a visual amenity, even without the public having access to them. Because of the close relationship between the RDD and PPG17 in respect of this matter there is, in my view, no need for the RDD to incorporate a definition which is already available in that guidance note.

12.23 Objectors seek the clarification of the terms 'amenity green space' and 'natural and semi-natural urban green spaces' which are used in the reasoned justification to policy C1B. These terms are, however, clarified in PPG17 (annex, paragraph 2). Given the close relationship between this and the relevant RDD text there is, in my view, no need for further definition of their meaning.

12.24 Objectors seek the addition of a criterion to policy C1C which would permit redevelopment where the need for, or use of, the land or facility has lapsed and an

appropriate alternative can be found. PPG17 (paragraph 10) advises however, that existing open space, sports and recreational buildings and land should not be built on unless an assessment has been undertaken which has clearly shown the open space or the buildings and land to be surplus to requirements. For open space this should include consideration of all the functions that open space can perform. It is, therefore, necessary to retain the wide scope of criterion (d) of RDD policy C1C and not constrain it as proposed by the objectors.

12.25 Objectors argue that, by making a reference to the list of facilities in the reasoned justification to policy C1B, the reasoned justification to policy C1C limits the scope of the facilities to be protected by the latter policy. It is clear however from the wording of the policy itself that it applies to all open spaces, land and buildings in use or most recently in use for sport or recreation. The heading of the list under policy C1B confirms that sport and recreation facilities include those identified. There is no basis for a conclusion that policy C1C is limited only to these.

12.26 Objectors argue that one sport and recreation use cannot be substituted for another. They contend, therefore, that policy C1C(b) should not provide for development of a sports or recreation facility in circumstances where it would be replaced in a suitable location by alternative provision of equivalent or better quantity or quality. Such a policy is, however, specifically envisaged by PPG17 (paragraph 13).

The detailed structure of the policy

12.27 An objector considers that the initial wording of the policy is difficult to construe. I, however, find it perfectly clear. The same objector argues that the words 'or local amenity purposes' should be inserted after 'recreation' in the initial wording of policy C1C. This is not necessary because the preceding wording already refers to 'open space'. That term is wide enough to encompass that used for local amenity purposes. In any case the reasoned justification to the policy, at RDD stage, confirms that it applies to all the facilities listed under policy C1B. These include amenity green space. The same objector contends that the word 'it' at the start of criterion (b) should be replaced with 'the open space'. This would, however, restrict the application of this criterion which, as written, does (having regard to the initial policy wording) refer not only to this but also to land and buildings in use or most recently in use for sport or recreation.

12.28 An objector argues that the words 'as an amenity or' should be inserted in criterion (d) after the word 'significance'. The final element of criterion (d) does indeed give the impression that the consideration of special significance is restricted to sport. In the interests of consistency with the remainder of the policy it should be widened in scope to refer also to open space.

12.29 An objector seeks the deletion of criterion (e) and the related element of the reasoned justification. These relate to clearance land that has been temporarily landscaped for amenity purposes pending redevelopment. The objector argues that such land may have become cherished as meeting a community need of public value. The

retention of criterion (e) is, however, justified by the consideration that such land is not intended to be a longer term element of the open space or recreation resource. Its permanent assignment to that use would reduce the capacity of the land resource for other purposes. This would lead to pressure for green-field land releases elsewhere.

The need to identify protected open space on the proposals map

12.30 An objector argues that the open spaces which are to be protected should be identified on the proposals map and that the onus should then be on developers to demonstrate that these can be dispensed with. He identifies particular open spaces which should be included among those identified. As drafted, however, policy C1C would give a greater measure of protection than this because it would apply to all open space (in addition to land or buildings in use or most recently in use for sport or recreation) not simply that identified on the proposals map as a result of a selection process. The requirement for a developer to demonstrate that the open space can be dispensed with is presented in policy C1C(d).

The protection of landscape character, nature conservation and other interests of acknowledged importance

12.31 An objector seeks a modification of policy C1C to secure that account will be taken of the effect on the character of the landscape, nature conservation and other interests of acknowledged importance when decisions are taken on the replacement of open space, sport and recreation provision. The UDP is to be read as a whole in conformity with the advice of PPG12 that development plans should be succinct. The protection of landscapes and bio-diversity is secured via policies EV1, EV2, EV2B, EV2C, EV2D, EV2E and EV3A.

Recommendation

I recommend:

(REC 12.4) that the RDD be modified by the deletion from criterion (d) of policy C1C of the words ‘has no special significance to the interests of sport’ and their replacement with ‘has no special significance as open space or for sport or recreation’.

(REC 12.5) that no other modification be made to the RDD in response to these objections.

C1D LEIGH SPORTS VILLAGE, PENNINGTON, LEIGH

Objections to Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
096	O	006	C	1D	Lane Head South Residents Group		WMBC 096 Lane
176	O	002	C	1D	Wigan and District Ramblers Association		WMBC C1D
422	O	008	C	1D	Lancashire CPRE		WMBC C1D
424	O	030	C	1D	Government Office for the North West		WMBC 424 GONW
572	O	036	C	1D	Peter Sargeant FRTPI		WIGAN MBC 572/A
572	O	077	C	1D	Peter Sargeant FRTPI		WIGAN MBC 572/A
713	O	002	C	1D	Campaign for Planning Sanity		WIGAN MBC 713/A
729	O	001	C	1D	Manchester City Council		WMBC C1D

Draft Deposit Objections Unconditionally Withdrawn

Ref No	a	b	c	d	Name	Agent	Response Ref.
002	O	003	C	1D	Nigel Blandford		
457	O	013	C	1D	Highways Agency		
727	O	022	C	1D	Suzanne Waymont		

Objections to Revised Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
176	O	010	C	1D	Wigan and District Ramblers Association		WMBC C1D
747	O	030	C	1D	Wigan Borough Action Group		WMBC C1D 747

Supporters of Draft Deposit

Ref No	a	B	c	d	Name	Agent	Response Ref.
442	S	005	C	1D	Sport England		
568	S	004	C	1D	North West Development Agency		

Note

Objection 747/030 is dealt with in the section of this report which relates to policy C1G.

Main Issue

Whether this policy is appropriate, having regard to the progress made towards implementation.

Inspector's Considerations and Conclusions

12.32 Policy C1D provides that land at Atherleigh Way/Marshall Street in Pennington, Leigh, be allocated for a comprehensive sport-led mixed-use development. This is intended to comprise various specified sports facilities. In association with these, related

uses including food, drink and retail, a hotel, residential accommodation and small scale class B1 business units will be permitted. The approval of these latter categories of development is conditional upon them not causing harm to the vitality and viability of Leigh town centre or other centres and on them being necessary to support the development of the sports village.

12.33 Objectors argue that the scheme is unnecessary and will have a harmful impact on nature conservation interests, including disruption of wildlife corridors. They argue that equivalent sports provision could be made on a combination of other sites. They express concern that vehicular access to the site, both by public transport and private cars, will be difficult to achieve. They consider that increased traffic levels will have a harmful effect in the wider area around the site, including the trunk road network, and identify the need for a Transport Assessment. The site is crossed by public rights of way that must be maintained in any detailed design. Objectors contend that the retail element of the scheme, because it would be in an out-of-centre location, should be supported by evidence of need and be subject to the sequential approach referred to in the then extant PPG6 (paragraph 1.11). Housing development, also, must be justified in terms of the sequential approach that favours the development of previously developed sites before green-field ones. Regard should be had to the visual impact on adjacent green belt areas.

12.34 An objector is concerned that the reasoned justification for policy C1D expresses the view that the scheme is consistent with the conclusions of the Mersey Belt Study, that a major investment in leisure, tourism and sport is needed to ‘re-image’ south central Wigan. He argues that this study is not a land use planning document and is not endorsed by the association of Greater Manchester Authorities or Manchester City Council.

12.35 Outline planning permission for the Leigh Sports Village, as set out in policy C1D, was granted by the LPA on 24/11/04. The scheme may now proceed to implementation subject to compliance with the conditions of the planning permission. The concerns of objectors have, therefore, been overtaken by events. The grant of outline planning permission significantly enhances the prospect that policy C1D will be implemented. It is, therefore, appropriate that it is retained within the UDP. As regards the Mersey Belt Study, this is not a formal land use planning document but has implications for the development and use of land. It is, therefore, capable of being a material planning consideration. It is appropriate to refer to it, where relevant, in the reasoned justification to a UDP policy.

Recommendation

I recommend:

(REC 12.6) that no modification be made to the RDD in response to these objections.