APPENDIX 1 has been deleted

APPENDIX 2

MAJOR EXISTING DEVELOPED SITES IN THE GREEN BELT

1. Former Leigh CE High School, Leigh

This site comprises the buildings of the former Leigh Church of England High School (but not the playing fields) much of which has subsequently been used as a Christian Centre. Some of the former classroom blocks have been converted to residential use. Low lying areas of the site adjacent to Old Hall Mill Lane may be at risk of flooding during extreme rainfall conditions.

2. Industrial Area off Edge Green Road, Golborne

The site of a former colliery which has subsequently developed as an industrial area with rail access.

The capacity of the culvert under the West Coast Main Line will need to be assessed for any further development.

3. Bispham Hall Brick and Terracotta Works, Billinge

The former brickworks is mostly unused but does include some modern industrial units at its eastern edge. Any scheme should preserve some of the buildings and structures on site which are of local architectural and historic interest. There is a notified landfill site within 250 metres of the site.

4. St John Rigby College, Orrell

The Sixth Form College is included in the list of major existing developed sites to allow for any infilling or (partial or complete) redevelopment which may be needed consistent with the Government's policy to encourage more people to undertake higher and further education. This designation therefore accords with the guidance in paragraphs C15 to C17 of PPG 2.

5. Winstanley College, Winstanley

This Sixth Form College is included in the list of major existing developed sites to allow for any infilling or (partial or complete) redevelopment which may be needed consistent with the Government's policy to encourage more people to undertake higher and further education. This designation therefore accords with the guidance in paragraphs C15 to C17 of PPG 2.

6. Leyland Mill, Wigan

This old mill complex in the Douglas Valley is in continuing use. Since this site is within Wigan Lane Conservation Area, any development proposals must be considered against policy **EV4A** as well as the provisions of policy **GB1E.**

7. Dicconson Mill, Aspull

Complex of former mill buildings part of which has been demolished. The Environment Agency will expect an 8 metres corridor to be retained free from development alongside the brook for maintenance access. Any development scheme must take account of the restricted access to the site.

8. Astley Works, Gin Pit Village

A complex of former colliery buildings subsequently used for manufacturing but now unused. Adjacent to the old mining village of Gin Pit and with a restricted access. There could be difficulties in locating a suitable point for the discharge of surface water. Attenuation will be required.

9. Kilhey Court, Standish

Kilhey Court Hotel is a large former house in extensive grounds, now in use as a hotel and which has been subject to considerable extension. There is a notified landfill site within 250 metres of the site. Designation under this policy will allow for limited infilling under the provisions of policy **GB1E** but must also have regard to policies **EV2B** and **EV4D.**

10. The Orica UK Ltd site at Shevington

An extensive site which has long been used for the production of explosives. It has dense tree cover, much of which is covered by a Tree Preservation Order. Most of the site is also a Site of Biological Importance. There are single storey office buildings in the south-western corner of the site, industrial structures in the northern part of the site and low single storey buildings at widely spaced intervals throughout the site.

APPENDIX 3

KNOWN ENVIRONMENTAL AND NATURE CONSERVATION ISSUES AFFECTING PRIMARY EMPLOYMENT AREAS

EM1A 1 Stone Cross Park, Golborne

Development of remaining land adjacent to Millingford Brook should ensure that a 5 metre corridor free from development is retained alongside the brook.

EM1A3 Bridge Street, Golborne

No further encroachment, including culverting, of the Millingford Brook corridor will be permitted.

EM1A 5 Moss Industrial Estate, Lowton

The industrial estate is adjacent to Pennington Flash Site of Biological Importance (SBI, Policy **EV2B**). The undeveloped land within the industrial estate includes two ponds and a ditch which drain into the SBI. A wildlife corridor should be retained along the ditch line connecting the ponds to the SBI. In addition, an amphibian survey will be required to determine whether great crested newts are present.

EM1A 8 Hope Carr/Leigh Commerce Park, Leigh

Land to the south west, immediately adjacent to the undeveloped land, is designated as a Site of Biological Importance (Policy **EV2B**). Development will need to safeguard the nature conservation interests of this site.

EM1A 9 Chaddock Lane, Astley

This area is within 3 km of Astley and Bedford Moss candidate Special Area of Conservation (SAC, Policy **EV2A**). An assessment of likely significant effect on the SAC from development proposed in this area will be required.

EM1A 12 Gibfield, Atherton

7.5 hectares within this Area is a designated Site of Biological Importance. It is an area of wetlands, grassland, tall ruderal and scrub communities that supports a long established population of great crested newts. It is discounted from the available area for development and the remaining Primary Employment Area will need to be developed in a manner which safeguards the integrity of the SBI.

EM1A 14 West of Leigh Road, Hindley Green

3.9 hectares are designated as a Site of Biological Importance (species rich wetlands and scrub) and this area is discounted from the available area for development. In addition, an ecological survey will be required, including an amphibian survey to determine whether great crested newts are present.

EM1A 15 Swan Lane, Hindley Green

The undeveloped land within the industrial estate includes a pond that has great crested newts recorded as present. An amphibian survey will be required to determine the extent of habitat and measures needed to maintain their favourable conservation status.

EM1A 19 Rosebridge, Ince

There is a notified landfill site at Holt Street, 50 metres to the north of the Primary Employment Area. The site was licensed to accept inert wastes and was operational from 1992 to 1996 when the licence was revoked.

EM1A 20 Westwood Park, Wigan

There is a notified landfill site within the Primary Employment Area at the site of the former Westwood Power Station. The site was licensed to accept domestic, industrial, commercial and inert wastes and was operational from 1978. The licence was revoked in 1996.

There is a Site of Biological Importance immediately adjacent to the western boundary and development will need to safeguard the nature conservation interests of this site. In addition, great crested newts are present and the approved layout will need to safeguard their habitat.

EM1A 23 Wallgate, Wigan

A significant pollution problem has been identified at the former bus depot. Remedial works are being sought.

EM1A 24 Springfield and Miry Lane, Wigan

There is a notified landfill site on the opposite side of the canal adjacent to the JJB Stadium at Holt Street. The site was landfilled before the controls imposed by the Control of Pollution Act came into force and there are only limited records of what was tipped.

EM1A 25 Martland Park and Heinz, Wigan

Porters Wood adjoins the north west boundary of this area. It is ancient woodland and a Site of Biological Importance (Policy **EV2B**). Development will need to continue to maintain the integrity of the SBI.

EM1A 27 Bradley Lane, Standish

Barrowcroft Wood adjoins the southern boundary of this area. It is a Site of Biological Importance (Policy **EV2B**), in part, ancient woodland. Development will need to continue to maintain the integrity of the SBI.

EM1A 30 Pemberton Colliery

An ecological assessment of this site will need to be submitted with any proposals in order to assess any impact upon wildlife.

EM1A 31 Warrington Road Industrial Estate, Wigan

There is a notified landfill site at Little Lane, 40 metres to the south of the Primary Employment Area. The site was landfilled before the controls imposed by the Control of Pollution Act came into force and there are only limited records of what was tipped.

EM1A 35 Park Brook, Wigan Road, Bryn

There is a notified landfill site at Wigan Road, 250 metres to the south of the site. It was landfilled before the controls imposed by the Control of Pollution Act came into force and there are only limited records of what was tipped.

EM1A 36 South Lancashire Industrial Estate, Ashton

There are a number of ponds within the undeveloped part of the allocation which will need to be surveyed for great crested newts at an appropriate time of year, prior to any planning application being submitted. New development on the part of the site where surface water discharges ultimately into Millingford Brook will be required to provide surface water attenuation to minimise the potential risk of flooding downstream.

APPENDIX 4

HOUSING SITES WITH PLANNING PERMISSION

These sites are not allocations but are commitments that have planning permission or are under construction. The comments relate to the position at April 2002. *As these sites have valid planning approvals they are not open to objection as part of the UDP deposit process.*

Mill Lane, Appley Bridge, Shevington

Area	1.08 hectares
No of dwellings	38
Status	With Planning permission

This canalside site is on the site of a former factory and is currently being developed.

Bentham Place, Standish

Area	1.85 hectares
No of dwellings	42
Status	Under Construction

Infill site between Bradley Lane and existing housing estate. This site has recently commenced development.

Smalley Street/Rectory Lane, Standish

Area	0.48 hectares
No of dwellings	52
Status	Under Construction

This site is a high density development adjacent to Standish District Centre. Formerly a Parish Hall.

Ashfield Park Drive, Standish

Area	0.65 hectares
No of dwellings	8
Status	Under Construction

This is a small site that is close to completion.

Wingates Road, Wigan

Area	1.23 hectares
No of dwellings	15
Status	With Planning Permission

This site is in the green belt and is on the site of a redundant factory.

Wigan Lower Road, Wigan

Area	0.43 hectares
No of dwellings	17
Status	With Planning Permission

This site is on the site of a transport depot and has outline permission.

Moor Road, Orrell

Area	7.15 hectares
No of dwellings	177
Status	With Planning Permission

This is a large greenfield site close to Orrell RUFC

Pemberton Colliery, Wigan

Area	4.8 hectares
No of dwellings	145
Status	Under Construction

This is a large brownfield site that is close to completion.

Sherwood Drive, Wigan

Area	2.35 hectares
No of dwellings	73
Status	Under Construction

This site consists of new dwellings built in place of Council housing.

Morris Street/Windmill Close, Wigan

Area	0.40 hectares
No of dwellings	27
Status	With Planning Permission

Site of former Council flats with outline consent for housing.

Caroline Street, Ince

Area	1.3 hectares
No of dwellings	46
Status	Under Construction

Brownfield site with six plots left to develop.

Hemfield Road, Ince

Area	0.55 hectares
No of dwellings	16
Status	With Planning Permission

This site has outline planning permission and is on the site of Hemfield House.

Warrington Road, Spring View, Ince

Area	11.20 hectares
No of dwellings	333
Status	With Planning Permission

Large previously developed site with outline planning permission.

Park Road West, Hindley

Area	13.5 hectares
No of dwellings	338
Status	Under Construction

This is a large site with about two thirds of the site still to be developed. The vacant land has full permission.

Belvedere Farm, Hindley

Area	8.9 hectares
No of dwellings	200
Status	With Planning Permission

Access works have began for this development which has full planning permission.

Crossdale Road, Hindley

Area	2.87 hectares
No of dwellings	79
Status	Under Construction

This is being developed on the site of a school and is about half developed.

Westleigh Lane (adj 223), Leigh

Area	0.4 hectares
No of dwellings	12
Status	With Planning Permission

Small site within a previous allocation.

Gadbury Fold, Atherton

Area	15.73 hectares
No of dwellings	459
Status	With Planning Permission

Large former employment allocation which now has full consent for housing

Well Street, Tyldesley

Area	4.12 hectares
No of dwellings	153
Area	Under Construction

Large development on the former site of Tyldesley RUFC.

Astley Hospital, Tyldesley
Area 2.2 hectares
No of dwellings 42
Status Under Construction

Development in grounds of former hospital that is close to completion.

200/202 Church Road, Tyldesley
Area 0.69 hectares
No of dwellings 22
Status With Planning Permission

Infill site with full planning permission.

Manchester Road, Tyldesley
Area 5.98 hectares
No of dwellings 141
Status Under Construction

Large development on site of former colliery, this site is close to completion.

Chaddock Lane (Oliver Fold Farm), Tyldesley
Area 0.51 hectares
No of dwellings 15
Status With Planning Permission

Site of redundant farm within the urban area. The site has full planning permission.

St Johns Road, Tyldesley
Area 2.09 hectares
No of dwellings 54
Status Under Construction

Development on site of former Highfield School.

Ennerdale Road, Leigh
Area 0.74 hectares
No of dwellings 22
Status With Planning Permission

Site in urban area with full planning permission.

Taylors Hole, Pennington, Leigh
Area 2.65 hectares
No of dwellings 81
Status With Planning Permission

Greenfield site with outline planning consent.

Prescott Street, Golborne
Area 0.4 hectares
No of dwellings 5
Status Under Construction

Small part developed site.

Bolton Road (adj 464), Ashton
Area 0.6 hectares
No of dwellings 27
Status Under Construction

Infill site that is close to completion.

Soughers Lane, Ashton
Area 1.5 hectares
No of dwellings 38
Status Under Construction

This development is on the site of Rose Hill School and is very close to completion.

Winstanley Road, Orrell
Area 0.46 hectares
No of dwellings 5
Status With Planning Permission

Site of Scrap Yard with full planning permission.

Ashwood Farm, Golborne
Area 30.00 hectares
No of dwellings 536
Status Under Construction

This is a large site that is very close to completion.

South West of Christopher Street, Ince
Area 3.41 hectares
No of dwellings 105
Status Under Construction

Site of former works. Most of the development was undertaken some time ago but the full site was not developed.

Shakerley Road, Tyldesley
Area 1.15 hectares
No of dwellings 26
Status Under Construction

Small site at entrance of Shakerley Estate which is close to completion.

Foxdene Grove/Heron Drive, Wigan
Area 2.35 hectares
No of dwellings 65
Status Under Construction

Greenfield site adjacent to the Worthington Fold site.

Leigh Road (Briarcroft), Atherton
Area 0.56 hectares
No of dwellings 33
Status With Planning Permission

Brownfield site with full planning permission.

Church Avenue, Bickershaw
Area 0.46 hectares
No of dwellings 16
Status Under Construction

Small site with one unit left to complete.

Thompson Street, Ashton
Area 0.42 hectares
No of dwellings 19
Status Under Construction

Brownfield site that is close to completion.

Chorley Road, Standish
Area 0.85 hectares
No of dwellings 5
Status Under Construction

Small infill site close to completion.

Springfield Park, Wigan
Area 3.5 hectares
No of dwellings 105
Status Under Construction

Former site of Wigan Athletic Football Ground, this site is close to completion.

Leigh Road (adj 394), Hindley
Area 0.7 hectares
No of dwellings 29
Status Under Construction

Site is currently being developed and is close to completion.

East Lancashire Road (adjacent 111), Golborne

Area	0.78 hectares
No of dwellings	24
Status	Under Construction

Development on site of former Island Service Station.

Spa Road, Atherton

Area	1.8 hectares
No of dwellings	67
Status	Under Construction

Former playing fields part developed early in the previous plan period.

Park Road East, Hindley

Area	22.00 hectares
No of dwellings	411
Status	Under Construction

This is a large site that is very close to completion.

Atherton Road (207), Hindley

Area	0.48 hectares
No of dwellings	23
Status	With Planning Permission

Former site of factory.

Knightshill Crescent, Wigan

Area	0.49 hectares
No of dwellings	35
Status	Under Construction

Vacant land currently being developed as housing for the elderly.

Tan House Lane, Wigan

Area	0.8 hectares
No of dwellings	26
Status	With Planning Permission

Site of redundant farm within the urban area. The site has full planning permission.

Leigh Road (site of bus depot, east), Atherton

Area	1.79 hectares
No of dwellings	39
Status	Under Construction

Brownfield site that is close to completion.

Leigh Road (site of bus depot, west), Atherton
Area 2.13 hectares
No of dwellings 79
Status With Planning Permission

Brownfield site that has full planning consent.

Ravenswood Drive, Hindley
Area 1.53 hectares
No of dwellings 46
Status With Planning Permission

Site has full planning permission.

Belle Green Lane, Ince
Area 1.31 hectares
No of dwellings 16
Status With Planning Permission

This site is on the site of Belle Green Primary School and has outline planning permission.

Guest Street, Leigh
Area 0.56 hectares
No of dwellings 18
Status With Planning Permission

Vacant site with outline planning permission.

Kay Close/Morris Street, Wigan
Area 0.32 hectares
No of dwellings 27
Status With Planning Permission

Site of former Council flats with outline consent for housing.

Edgerton Road (Rear of 23-27), Golborne
Area 0.4 hectares
No of dwellings 12
Status With Planning Permission

Small site with outline planning permission.

Orchard Lane, Leigh
Area 0.51 hectares
No of dwellings 13
Status With Planning Permission

This scheme involves the change of use of a convent into flats and developing the extensive gardens into flats.

BISF/Durham Street, Wigan

Area	1.69 hectares
No of dwellings	102
Status	With Planning Permission

This development is the redeveloping of land formally occupied by Council housing.

Worthington Fold, Wigan

Area	27.9 hectares
No of dwellings	656
Status	Under Construction

This is a large greenfield site which has seen a lot of development over the past plan period. The rest of the site is covered by outline planning consent.

Leyland Avenue, Hindley

Area	1.94 hectares
No of dwellings	63
Status	Under Construction

This site involves the redevelopment of Council housing to private homes.

Lune Road/Millers Lane, Platt Bridge

Area	7.13 hectares
No of dwellings	267
Status	Under Construction

This is the former site of a Glassworks and Council housing. Part of the site has been redeveloped and the whole site is covered by full planning consent.

APPENDIX 5

SITES OF BIOLOGICAL IMPORTANCE

Ref.	Site Name	Grade
EV2B(b) 1	Bispham Hall Woods and Billinge Plantations	B
EV2B(b) 2	Abbey Lakes	C
EV2B(b) 3	Moss Wood	C
EV2B(b) 4	Orrell Brickworks	B
EV2B(b) 5	Dean Wood	A
EV2B(b) 6	Forest Fold	A
EV2B(b) 7	Gathurst Wood	C
EV2B(b) 8	Martlands Wood	C
EV2B(b) 9	Calico and Hullet Hole Woods	B
EV2B(b) 10	Big Wood and Wrightington Ponds	A
EV2B(b) 11	Barton Clough	C
EV2B(b) 12	Winstanley Hall Woods	B
EV2B(b) 13	Porter's Wood	C
EV2B(b) 14	Ackhurst Lane Sand Workings	C
EV2B(b) 15	Crooke West Clay Pits	A
EV2B(b) 16	Leeds-Liverpool Canal – Parbold to Wigan	C
EV2B(b) 17	Gathurst – between canal and river	C
EV2B(b) 18	Otters Croft, Crooke and Greaves Woods	A
EV2B(b) 20	Wetland by M6	C
EV2B(b) 22	Glead Wood and Tan Pit Slip	C
EV2B(b) 23	Blundell's Wood	C
EV2B(b) 24	Crooke	B
EV2B(b) 25	Lawns Wood	B
EV2B(b) 26	Follient Wood	B
EV2B(b) 27	John Pit Woods	A
EV2B(b) 28	Pond at Primrose Hill	B
EV2B(b) 29	Ponds South of Langtree Lane	A
EV2B(b) 30	Ponds at Robin Hill Farm West	B
EV2B(b) 31	Scotman's Flash	A
EV2B(b) 32	Fairhurst Lane	C
EV2B(b) 33	Barrowcroft Wood	B
EV2B(b) 34	White Bridge Wood	B
EV2B(b) 35	Bibi's Sand Pit	A
EV2B(b) 36	Bryn Marsh	A
EV2B(b) 37	Ochre Flash	C
EV2B(b) 38	Turner's Flash	B
EV2B(b) 39	Pearson's Flash	A
EV2B(b) 40	Westwood Flash	A
EV2B(b) 41	Whelley Loop	C
EV2B(b) 42	Fairclough Wood	C
EV2B(b) 43	Leeds-Liverpool Canal – Adlington to Wigan (South)	C
EV2B(b) 44	Arley Woods (West)	A
EV2B(b) 45	Worthington Lakes	A

Ref.	Site Name	Grade
EV2B(b) 46	Horrock's Flash	A
EV2B(b) 47	Haigh Plantations	A
EV2B(b) 48	Amberswood Common	B
EV2B(b) 49	Red Rock Railway Cutting (South)	C
EV2B(b) 51	Meadow near Kirkless Hall	B
EV2B(b) 52	Kirkless Lane	A
EV2B(b) 53	Abram Flashes	A
EV2B(b) 54	Park Lane Colliery	B
EV2B(b) 55	Low Hall Park	A
EV2B(b) 57	Hindley Deep Pits	C
EV2B(b) 58	Woodshaw Colliery	C
EV2B(b) 59	Reedbed North of Bickershaw	C
EV2B(b) 60	Reservoirs East of Leyland Park	C
EV2B(b) 61	Borsdane Wood (West)	A
EV2B(b) 62	Nevison's Flash	C
EV2B(b) 63	Wetland and Scrub at Hindley Green	C
EV2B(b) 64	Disused Railway at Hindley Green	C
EV2B(b) 65	Firs Park	C
EV2B(b) 66	Wetland off Orchard Lane, Leigh	B
EV2B(b) 67	Wetlands, Grassland and scrub off Colliery Lane	A
EV2B(b) 68	Atherton and Bedford Woods	B
EV2B(b) 69	Marsh and Reedbeds at Shakerley	C
EV2B(b) 70	Astley Hospital	C
EV2B(b) 71	Ponds North of Cleworth Hall (South)	A
EV2B(b) 72	Ponds near New Manchester (West)	A
EV2B(b) 73	Edge Green	C
EV2B(b) 74	Highfield Moss	A
EV2B(b) 75	Lightshaw Lime Bed	A
EV2B(b) 76	Ponds near Lightshaw Lane	A
EV2B(b) 78	Pennington Flash	A
EV2B(b) 79	Hope Carr Nature Reserve	A
EV2B(b) 80	Windy Bank Wood	B
EV2B(b) 81	Astley and Bedford Moss	A
EV2B(b) 82	Tyldesley Sewage Works	B
EV2B(b) 83	Chat Moss Remnants	A
EV2B(b) 84	Marsh at Lower Green	C
EV2B(b) 91	Skitters Wood	C
EV2B(b) 92	Field by Scowcroft Farm	B
EV2B(b) 93	Culvert and Lodge at Standish Bleach Works	B
EV2B(b) 94	Orrell Water Park	B
EV2B(b) 95	Parson's Meadow	C
EV2B(b) 96	Smithy Brook	B

APPENDIX 6

HISTORIC PARKS, GARDENS AND CEMETERIES

1. Haigh Hall Grounds, Haighlands, Moat House and Haigh House, Haigh

(Haigh Hall Park is a Registered Park of Special Interest. Haigh Park slopes steeply from the north-east to south-west with Haigh Hall of 1827-40 by James, Earl of Crawford, in higher north-eastern region backed by woodland. Mainly open parkland to west and immediately south of Hall, woodland to east and further south. Area east of New Road and adjoining School Lane/Copperas Lane includes specimen clumped trees and coverts. Features include the stable block, bridges, water bodies, walled gardens, lodges and gateway to Wigan Lane, remains of circular kennels, picturesque Gothic Cottages, Home Farm, Old School House and windmill. To the south-west the Receptacle Almshouses are eyecatching.

Haighlands of the early 19th Century comprises Dower House designed by Earl of Crawford set in large informal garden with extensive lawns, shrubberies, peripheral tree belt, specimen trees, stone boundary wall and high brick boundary wall incorporating heated section.

Moat House of the early 19th Century designed by the Earl of Crawford is set in a large informal garden with peripheral trees. It incorporates a dry moat.

Haigh House – date and designer as above. House in large walled garden incorporating mature trees, shrubs, formal Edwardian garden and tennis court. Wall mainly in brick circa 3 m tall with lower stone wall and gate to front of house.

2. Standish Hall and Ashfield House

The Late Tudor and Georgian Standish Hall (demolished) stood near the centre of a large estate, remnants of formal and informal gardens adjoin house site, remnant parkland beyond with coverts and copses and mature boundary woodland – Stockley Hall, Elnup, Birley, Frodsham's Woods. Early 19th Century Beech Lodge in Beech Walk. Standish Hall Farm includes a large and important 17th Century brick barn. Additional tree planting required to strengthen estate character. Varied topography sloping down to west.

Ashfield House is a mid 19th Century house in extensively wooded grounds with shrubberies. Formal gardens to south of house, southern tongue extends to Queen Anne revival gatehouse. Peripheral tree belt to south and east. Site slopes steeply to east.

3. Kilhey Court

Late 19th Century home in extensive wooded grounds. Slopes down to east to Worthington Reservoir. Remnants of walled garden to north. Gate Lodge to south.

4. Bispham Hall and Winstanley Hall Parks, Billinge

Bispham Hall is an important Elizabethan manor house of 1573 and the early 17th Century. Extensively wooded park incorporates Wellington Monument, 1815 and Monument to Dash.

Winstanley Hall of 1590, 1818 and 1840 at the centre of a large estate with extensive plantations, coverts and numerous specimen trees. Attractively varied topography generally sloping down from east to west. Stone boundary walls, lodges to Pemberton Road and Winstanley Road, numerous important buildings including stable, courtyard, neptune fountain, barn, estate office, gates and farmhouse. Moated site and remains of walled garden to north of house.

5. Golborne Hall Park (Haydock Golf Course), Golborne

Golborne Park includes remnant 18th Century parkland with important individual and clumped trees and mature boundary tree belt and plantations (Colonel's Wood, Park Plantations and Golborne Park Wood). Area west of Newton Lane may have formed part of Haydock Park and incorporates a rustic, picturesque kennels building north of Keepers House.

6. Hindley Hall Park, Aspull

The designated area incorporates approximately 40% of the original park. It includes remnants of the formal garden south of the Hall (probably of 1767) possibly with parts of a ha-ha to the east. Hindley Hall Farm includes the coach house (1818) service range and the remains of a heated wall especially west of the barn. North of the Hall is remnant parkland with the lake and peripheral tree belt (to Hall Lane and Withington Lane) and vestiges of clumping. Southern tongue includes Icehouse and Icehouse Wood.

7. Atherton Hall Park, Atherton

18th Century landscaped park incorporates mature boundary plantations to north, east and south-east (Atherton Wood and Bedford or Hough Wood). Remains of Atherton Hall of 1723 by William Wakefield and site of Atherton Old Hall stand on a terrace which slopes down through remnant parkland to Atherton Lake Brook. Hall and Park depicted in painting by A Devis c1750.

8. Astley Hospital, Astley Vicarage (former) and The Meads, Astley, Tyldesley

Dam House (Astley Hospital) of 1650 and later, the former Vicarage of 1704 and The Meads are important houses in large informal contiguous grounds, probably formerly the Park of Dam House. The grounds include mature boundary tree and shrub planting, woodland to the south of Dam House and a lake to the south-east. The Vicarage grounds incorporate the former tythe barn and a wild garden along the stream to the north.

9. Atherton, Hindley, Ince, Leigh and Tyldesley Cemeteries

The varied topography, mature boundary, individual and clumped tree planting, rich collection of Victorian monuments and gravestones and gothic chapels and lodges produce their romantic character. Ince lodge, chapels and railings by A Waterhouse 1855-7 also includes important mine disaster memorials. Hindley designed by Heaton and Ralph of Wigan.

Leigh Cemetery – An extensive, flat site opened in 1856, originally of 11 acres, extended by 9 acres in 1889 and another 14 acres c1900. Only one of the original three chapels remain. Other features include the stone walls surmounted by high quality railings along Manchester Road and a large collection of notable sculptural monuments, often of social history interest.

Tyldesley Cemetery – A topographically interesting sloping site with many mature trees. The registrar's house remains as does one chapel. A notable collection of monuments, often of social history interest.

10. Historic Public Parks at Mesnes Park, Wigan and Lilford Park and Firs Park, Leigh

Mesnes Park – Opened 1878 and designed by John McClean, Grade II on the English Heritage Register of Historic Parks and Gardens. Notable features include its topography and duck pond; the survival of the historic layout and planting structure and early building including the lodge, pavilion and bandstand which are listed buildings. The park, with its many mature trees, forms a major element of the Mesnes Conservation Area.

Lilford Park – Mature municipal and natural parkland extending to 51 acres. Originally developed on 9 acres from 1885. Included a large area of Bedford or Hough Wood from 1914 with additional fields from 1920. Retains much of its early layout and some features.

Firs Park – Created from wastelands in 1921 on land presented by Sir John Holden of Tunnicliffe and Hampsons, owners of the Firs Mills. The 15 acre park retains its original layout and some features and is notable for its former boating lake and mature trees.

APPENDIX 7

SUSTAINABILITY APPRAISAL

Chapter 5 briefly describes the sustainability appraisal process carried out on the UDP. This appendix summarises how the appraisal of the Plan's policies and proposals was carried out, gives the results of the appraisal and describes the changes made to the Plan as a result of the appraisal.

The Process

The sustainability appraisal of the UDP policies and proposals was carried out in a 20 hour series of meetings over a period of 10 days during January 2003. It was conducted by a team of 6 officers from Wigan Council's Planning and Development Department, (not all of whom had been directly involved in writing the Plan) together with Amanda Richardson, the 'Action for Sustainability' Appraisal Manager from the North West Regional Assembly. She acted as external challenger in order to ensure objectivity during the appraisal process.

The appraisal was subsequently reported to the Council's Environment and Development Partnership, a Strategic partnership which involves the private and community sectors in partnership working. The partnership carried out the valuable role of providing independent scrutiny of the appraisal process.

The appraisal process involved assessing the 100 policies of the UDP against the 18 sustainability criteria which were devised at an earlier stage of the process. The sustainability criteria along with a detailed description and some likely indicators of impact are given in Table 2.

The results of the assessment are given in Table 1 which takes the form of a matrix with the sustainability criteria along one axis and the UDP policies along the other. The following symbols are used to show the impact of the policy against each sustainability criterion:

+ Significant positive impact

O Neutral or no impact

? Lack of knowledge makes judgement difficult (or, it will depend on how the policy is translated into action)

- Significant negative impact

It should be noted that where the appraisal process has resulted in an amendment to a policy or proposal of the Plan which would result in a change to the impact indicator in the assessment, the changed 'score' is shown in brackets after the original 'score' in Table 1.

The results

Table 3 below lists the issues arising from the appraisal process where amendments to the Plan have been made resulting in a more positive sustainability assessment. These 'changed' scores are shown in brackets after the original 'score' in Table 1.

Changes to the Plan

Changes made to the Plan at Revised Deposit Stage were subject to a separate sustainability appraisal. This exercise assessed whether the policy changes made resulted in any alterations to the scores awarded to the policies in the original appraisal. In addition, all policies were subject to assessment against a new sustainability criterion relating to economic prosperity, details of which are given in Table 2. The need for this new criterion was identified during the original appraisal. New policies were subject to a full appraisal.

Where the appraisal has resulted in an amended score against the sustainability criteria, it is shown as an amended score in Table 1. No further changes were made to policies as a result of this appraisal.

APPENDIX 8 has been deleted

APPENDIX 9

PARKING STANDARDS

Table A
Car, Cycle and Motorcycle Parking

To be read in conjunction with Policy A1S

Type of development	**Maximum standard for car parking provision (see Table B for car parking provision for disabled people)**	**Minimum standard for cycle parking provision**	**Minimum standard for motorcycle parking**
A1 - Shops Food retail <900 sq.m	1 per 25 sq.m	For 1 cycle per 200 sq.m – minimum provision for 2 cycles	Individual consideration
Food retail >900 sq.m	1 per 16 sq.m	For 1 cycle per 200 sq.m	1 per 600 sq.m, minimum of 2 spaces
A1 - Shops Non-food retail <900 sq.m	1 per 30 sq.m	For 1 cycle per 200 sq.m – minimum provision for 2 cycles	Individual consideration
Non-food retail >900 sq.m	1 per 22 sq.m	For 1 cycle per 200 sq.m	1 per 900 sq.m, minimum of 2 spaces
A2 - Financial & professional services	1 per 25 sq.m	For 1 cycle per 400 sq.m, minimum provision for 2 cycles	Individual consideration
A3 - Food & drink Restaurants	1 per 7 sq.m Public Floor Area, excluding toilets	For 1 cycle per 140 sq.m public floor area – minimum provision for 2 cycles	1 per 280 sq.m public floor area- minimum of 2 spaces
Fast Food – Drive Through	1 per 8.5 sq.m Gross Floor Area		

Type of development	Maximum standard for car parking provision (see Table B for car parking provision for disabled people)	Minimum standard for cycle parking provision	Minimum standard for motorcycle parking
B1 - Business Stand alone offices Business Parks	1 per 35 sq.m 1 per 40 sq.m	For 1 cycle per 400 sq.m – minimum provision for 2 cycles	1 per 1,400 sq.m – minimum of 2 spaces
B2 - General industry	1 per 60 sq.m	For 1 cycle per 700 sq.m – minimum provision for 2 cycles	1 per 2,800 sq.m – minimum of 2 spaces
B8 - Storage or Distribution	1 per 100 sq.m	For 1 cycle per 850 sq.m – minimum provision for 2 cycles	1 per 4,000 sq.m – minimum of 2 spaces
C1 - Hotels	1 per bedroom including staff	For 1 cycle per 10 bedrooms, minimum provision for 2 cycles	1 per 40 bedrooms – minimum of 2 spaces
C2 - Residential Institutions Hospitals	To be determined through a Transport Assessment	To be determined through a Transport Assessment	To be determined through a Transport Assessment
Care / nursing homes	1 per 4 beds	For 1 cycle per 40 beds, minimum provision for 2 cycles	1 per 160 beds – minimum of 2 spaces

Type of development	Maximum standard for car parking provision (see Table B for car parking provision for disabled people)	Minimum standard for cycle parking provision	Minimum standard for motorcycle parking
C3 - Dwelling Houses* Up to 3 bedrooms	1 per dwelling	No standard	No standard
4+ bedrooms	2 per dwelling	No standard	No standard
Flats/apartments 2+bedrooms outside town centres	1.5 per dwelling	1 locker or other secure cycle storage space per dwelling.	Individual consideration
Single bed dwellings, and flats/apartments in town centres	1 per dwelling		
Sheltered housing	1 per 3 dwellings	No standard	No standard
D1- Non-residential institutions Medical or health facility	1 per 2 full time equivalent staff + 3 per consulting room	For 1 cycle per 10 full time equivalent staff, minimum provision for 2 cycles	1 per 40 full time equivalent staff, minimum of 2 spaces
Crèche, day nursery or day centre	1 per full time equivalent staff. Adequate drop off provision for parents would also need to be considered	For 1 cycle per 10 full time equivalent staff	No standard

Type of development	Maximum standard for car parking provision (see Table B for car parking provision for disabled people)	Minimum standard for cycle parking provision	Minimum standard for motorcycle parking
Schools	1.5 spaces per classroom. Adequate drop off provision for parents would also need to be considered	For 1 cycle per 10 full time equivalent staff + 1 per 10 pupils	1 per 40 full time equivalent staff – minimum of 2 spaces
Higher or further education	1 per 2 full time equivalent staff	For 1 cycle per 10 full time equivalent staff + 1 per 10 students	1 per 40 full time equivalent staff + 1 per 200 students
D1- Non-residential institutions Art gallery, museum, exhibition hall or library	1 per 30 sq.m public floor area	For 1 cycle per 300 sq. m public floor area, excluding toilets – minimum provision for 2 cycles.	1 per 1200 sq.m public floor area, excluding toilets – minimum of 2 spaces
Public hall or place of worship	1 per 5 sq.m public floor area	For 1 cycle per 50 sq.m public floor area, excluding toilets – minimum provision for 2 cycles	1 per 200 sq.m public floor area, excluding toilets – minimum of 2 spaces
D2 - Assembly & Leisure Cinema, bingo hall or casino, concert hall	1 per 8 seats	For 1 cycle per 80 seats – minimum provision for 2 cycles	1 per 320 seats – minimum of 2 spaces
Indoor sports or recreation	1 per 25 sq.m	For 1 cycle per 250 sq.m – minimum provision for 4 cycles	1 per 1,000 sq.m – minimum of 2 spaces
Outdoor sports and recreation	Individual consideration	Individual consideration	Individual consideration

Type of development	Maximum standard for car parking provision (see Table B for car parking provision for disabled people)	Minimum standard for cycle parking provision	Minimum standard for motorcycle parking
Miscellaneous Stadia/spectator seating	1 space per 18 seats 1 coach parking space per 1000 seats (minimum standard)	For 1 cycle per 150 seats – minimum provision for 2 cycles	1 per 600 seats – minimum of 2 spaces
Miscellaneous Railway/Bus stations	Individual consideration, including facilitating Park & Ride where appropriate.	Minimum 10 lockers per station	Individual consideration.

Table B
Minimum Standards for Car Parking Provision for Disabled People

To be read in conjunction with Policy A1S

Car parking provision for disabled people should be provided in addition to general car parking provision. This applies to all of the land uses included in Table A above, with the exception of individual dwelling houses.

Total number of car parking spaces allowable under the maximum standard for car parking provision in Table A (notwithstanding whether the full provision is being made)	Minimum standard for car parking provision for disabled people
Up to 4 spaces	1 space
5 - 12 spaces	2 spaces
13 - 50 spaces	3 spaces
51 - 200 spaces	6% of total capacity
Over 200 spaces	4 spaces plus 4% of total capacity

Explanatory text

Wigan's Parking Standards are based on Greater Manchester-wide standards developed in partnership with other Greater Manchester districts through the Local Transport Plan process. The car parking standards comply with maximum levels set out in PPG13 ' Transport', PPG3 'Housing' and Regional Planning Guidance for the North West. The

standards for car parking for disabled people are based on recommendations in the Department of Transport Advisory Note 'Parking for Disabled People'. The cycle parking standards are based on standards in the National Cycling Strategy. The motorcycle parking standards generally allow for motorcycle parking at 2.5% of maximum car parking provision.

*Garages within a residential curtilage are not regarded as off-street parking spaces for the purpose of applying maximum car parking standards to residential development.

APPENDIX 10

BUILDINGS OF LOCAL ARCHITECTURAL OR HISTORIC INTEREST

Introduction

The list is not exhaustive but provides exemplars. The list will be extended for each of the sub-areas of the Borough and any additions will be published as Supplementary Planning Guidance and incorporated into the Plan at Review.

The Borough has a large collection of buildings which, although they do not merit Listed Building status on a national basis or are unsuitably located for inclusion in a Conservation Area, nonetheless are of local architectural or historic interest. Such buildings contribute significantly to the familiar and cherished scene for the Borough's residents and visitors.

Recent Mori polls undertaken on behalf of English Heritage indicated that people care about the historic environment. For example 98% of the population think that all schoolchildren should be given the opportunity to find out about the historic environment. Respondents to a poll in Liverpool also thought that heritage education in schools was, alongside physical regeneration, the top priority for funding. 95% of people think that the historic environment is important because it gives them places to visit and things to do. (From State of the Historic Environment Report 2002. Pub. English Heritage Nov 2002).

Importance

Buildings of local interest provide:-

i. physical evidence and positive reminders of the Borough's rich social and economic history and physical development;

ii. significant stimulants for individual, family and communal memory and community history;

iii. a rich and diverse resource for educational interpretation for children and adults;

iv. valuable evidence and markers of the Boroughs material culture at various periods in relation to design, materials, technology and craftsmanship;

v. a major contribution to the interest and quality of landscapes and townscapes;

vi. a major contribution to local identity and distinctiveness;

vii. stability in the environment of daily life and occasional events;

viii. a useful stock of occupied buildings for the long term;

ix. a significant input to local property markets and national, regional and local sustainability objectives when the buildings are re-used and conserved.

Selection Criteria

Criteria for the selection of the buildings are similar to those used for Listed Buildings but the buildings are assessed on their local significance rather than on a national basis. The criteria used include age, rarity, and architectural quality, including group value and townscape contribution and historic interest. For these criteria the degree of local interest will increase directly in relation to the buildings value in respect of each criterion. In contrast interest may be diminished by extensive or particularly damaging alterations.

i. **Age**

- up to 1870 most buildings which are recognisable as belonging to historic periods will qualify;
- from 1870 to 1918 more selection is required because of greater numbers surviving;
- from 1918 to 1945 greater selectivity is required;
- after 1945 only particularly good examples are included.

ii. **Rarity**

- some types of buildings or building materials are extremely rare in the Borough. For instance despite the widespread occurrence of coal mining in the Borough only a few mining buildings remain, similarly buildings associated with the metal trades of Tyldesley, Atherton, Ashton and Orrell are now rare as are those of the engineering industries of Leigh and Wigan. Buildings using header bond brickwork and, between 1910 and 1945, faience are extremely rare.

iii. **Architectural Quality**

- derives from many sources including:-
- builders and architects using either characteristic or unusual architectural styles or materials or details for particular periods in the Borough;
- the use of essentially local or vernacular materials and details;
- how the form of buildings relate to specific functions;
- buildings illustrating the work of local or other architects;
- buildings whether detached, semi-detached or in terraces may have group value based on uniformity or with formal variations (such as introducing gables at regular intervals) or the use of architectural features or details or materials to promote variations on a theme or diversity;
- buildings may contribute to townscape for instance by containing or enclosing attractive spaces or by responding to a particular location such as a main corner with a corner feature.

iv. **Historical Interest includes:**

- rural settlement patterns including farms, hamlets and villages and the evolving pattern relating to agricultural improvement and the transformation of villages to suburbs or commuter settlements;
- the buildings may define and illustrate periods of growth in the Borough's towns; and the associated form and layout of town development;
- other buildings show the rise and evolving needs of various industries and other businesses sometimes on a widespread scale; such building may be associated with the reason for the settlements origin and subsequent growth.
- buildings and structures representing the industrial archaeology of the Borough.
- the buildings also illustrate the evolving forms of housing for different social groups especially in relation to size, layout, external spaces and decoration;
- various buildings are associated with the evolving patterns of local administration and services and entertainment;

- the form, layout and details of farm buildings also evolved in relation to farming practices and estate policies;
- some buildings are associated with particular local people of note or historic events.

v. **Degree of Alteration**

- the significance of alterations for interest will vary between building types and locations. Often the form and fundamental character of buildings remains recognisable despite considerable changes. Other buildings may be far more sensitive to change.

Building Types

- typical building types can be recognised for a range of uses.

i. **Houses**

- types include rural and urban vernacular houses, architect designed detached, semi-detached and terrace houses aimed at the middle classes and workers with a range of three dimensional forms and levels of architectural quality and group character;
- of particular note are domestic handloom weavers' cottages found mainly around Leigh which incorporated loom shops associated initially with muslin weaving and subsequently silk weaving.
- early and some later local authority housing estates are notable.

ii. **Industrial**

- the Borough's historic industries have produced an evolving range of characteristic buildings typified by the contrast between multi-storey spinning mills and single storey weaving sheds;
- a number of rural smithies can still be identified and a small range of Atherton bolt works survive as do engineering workshops at Wigan, Leigh and Tyldesley.

iii. **Farm Buildings**

- a range of characteristic forms of threshing barns, hay barns, stables, cow shippons and cart and shelter sheds and granaries occur in the Borough. A small number of "model" farmsteads are also present.

iv. **Shops**

- types include corner shops, shops formed in residential properties, purpose built parades of shops, local branches of regional or national retail businesses and co-operative central and branch premises.
- historic shop fronts are of special interest.

v. **Community Buildings include:**

- churches, chapels and schools;

- own halls and civic buildings.
- park and cemetery buildings;
- cinemas, theatres, halls and swimming pools;
- public houses and hotels;
- such buildings have particular forms and features and have strong communal memory and community history associations.

vi. **Transport Buildings**

- the Borough has a number of buildings and structures associated with canal, tram and railway transport.

vii. **Other Structures**

- include bridges, war memorials, electricity sub-stations, industrial remains, walls and water structures.

Planning Powers and Buildings of Local Interest

Whilst the presence of a building on the local interest list does not currently provide any special powers to control demolition, Policy EV4C is a material consideration in determining planning applications affecting the premises. The reasoned justification to Policy GB1C makes it clear that replacement dwellings will not be permitted in the Green Belt where houses of local interest are demolished. Additionally, Regional Planning Guidance for the North West has introduced a sequential test requiring justification for not re-using existing buildings and Policies R1B, R1G and EHIC in the UDP reflect this. Other policies of the UDP refer to buildings of local interest and as far as windows are concerned such buildings are exempt from Part L of the Building Regulations, so enabling the continued use of historic window frame materials, design and details. The Council has already had a number of decisions using the previous policy upheld at appeal.

LIST OF BUILDINGS OF LOCAL ARCHITECTURAL OR HISTORIC INTEREST

Code	Name	No	Road etc	Area
ABRAM				
Blint AB 1	Naylor's Farm		Bickershaw Lane	Abram
Blint AB 2	Naylor's Farm Barn		Bickershaw Lane	Abram
Blint AB 3	Queen's Hotel	323	Bickershaw Lane	Abram
Blint AB 4	Bickershaw Hall Farm Barn (J Winstanley Paper Recycling)		Bickershaw Lane	Abram
Blint AB 5	Bucks Head Hotel	256	Warrington Road	Abram
Blint AB 6	St John's Evangelist Church		Warrington Road	Abram
Blint AB 7	Maypole Colliery Disaster Monument		Warrington Road	Abram
Blint AB 8	Former Town Hall	313-315	Warrington Road	Abram

BILLINGE WITH WINSTANLEY

Blint BW1	Entrance Lodge to Bispham Hall Brick and Terracotta Works (North side)	Smethurst Road	Billinge and Winstanley
Blint BW2	Brickworks Building	North of and parallel to Smethurst Road	Billinge
Blint BW3	Brick Kiln	off Smethurst Road (National Grid Ref. 3522/402909)	Billinge
Blint BW4	Brick Kiln	off Smethurst Road (National Grid Ref. 3521/402855)	Billinge
Blint BW5	Former winding and engine house	off Smethurst Road (National Grid Ref. 3522/402830)	Billinge
Blint BW6	Colliery Building	adjoining Smethurst Road	Billinge
Blint BW7	Fixed crushing machine	located to South West of Blint BW6 off Smethurst Road	Billinge

GOLBORNE

Blint GL1	Locking Stoop Farmhouse	Winwick Lane	Lowton/Golborne
Blint GL2	Locking Stoop Farm Threshing Barn	off Winwick Lane	Lowton/Golborne
Blint GL3	Locking Stoop Farm Cart Shed and Granary	off Winwick Lane	Lowton/Golborne

STANDISH WITH LANGTREE

Blint St.1	Ashfield House		off Ashfield Park Drive	Standish
Blint St.2	Barkers Farm	24	Chorley Road	Standish
Blint St.3		12	Chorley Road	Standish
Blint St.4	Water Tower		Green Lane	Standish
Blint St.5	St Marie's RC Church		Almond Brook Rd	Standish
Blint St.6	St Marie's RC Presbytery		Almond Brook Rd	Standish

STANDISH WITH LANGTREE (CONTINUED)

Blint St.7	St Marie's Church School		Almond Brook Rd	Standish
Blint St.8	Garage Premises	50	Wigan Lower Rd	Standish

TYLDESLEY

Blint TY1	Head-stock structure to Gin Pit Shaft		Ley Road	Tyldesley
Blint TY2	Colliery "Workshop" adjoining North side of Ley Road		Ley Road	Tyldesley
Blint TY3	Workshop Complex		off Ley Road	Tyldesley
Blint TY4	Business Premises		North Lane (to North)	Tyldesley
Blint TY5	Prosperity	105	off Hen Fold Road	Tyldesley
TY6	Prosperity	106	off Hen Fold Road	Tyldesley
TY7	Prosperity	107	off Hen Fold Road	Tyldesley
TY8	Prosperity	108	off Hen Fold Road	Tyldesley
TY9	Prosperity	109	off Hen Fold Road	Tyldesley
TY10	Prosperity	110	off Hen Fold Road	Tyldesley
Blint TY11		120	Hen Fold Road	Tyldesley
Blint TY12		102	Sale Lane	Tyldesley
Blint TY 13	Scout HQ (former chapel)		Shuttle Street adjoining Police Station	Tyldesley
Blint TY14		87	Manchester Road	Tyldesley
TY15		89	Manchester Road	Tyldesley
TY16		91	Manchester Road	Tyldesley
TY17		93	Manchester Road	Tyldesley
TY18		95	Manchester Road	Tyldesley
TY19		97	Manchester Road	Tyldesley
TY20		99	Manchester Road	Tyldesley
TY21		101	Manchester Road	Tyldesley
TY22		103	Manchester Road	Tyldesley
TY23		105	Manchester Road	Tyldesley
TY24		107	Manchester Road	Tyldesley
TY25		109	Manchester Road	Tyldesley
TY26		111	Manchester Road	Tyldesley
TY27		113	Manchester Road	Tyldesley
Blint TY28	Hillcrest Residential Home		Elliott Street	Tyldesley