

CHAPTER 2 - THE CONTEXT FOR THE UDP

CO THE CONTEXT FOR THE UDP

Objections to Draft Deposit

Ref No	a	b	c	d	Name / Organisation	Agent	Response Ref.
572	O	004	CO		Peter Sargeant FRTPI		WIGAN MBC 572/A
572	O	005	CO		Peter Sargeant FRTPI		WIGAN MBC 572/A

Objections to Revised Deposit

Ref No	a	b	c	d	Name / Organisation	Agent	Response Ref.
572	O	080	CO		Peter Sargeant FRTPI		WIGAN MBC 572/A
572	O	082	CO		Peter Sargeant FRTPI		WIGAN MBC 572/A
747	O	075	CO		Wigan Borough Action Group		WIGAN MBC 747/A
747	O	076	CO		Wigan Borough Action Group		WIGAN MBC 747/A

Draft Deposit Objections Unconditionally Withdrawn

Ref No	a	b	c	d	Name / Organisation	Agent	Response Ref.
424	O	001	CO		Government Office for the Northwest		

Supporters of Draft Deposit

Ref No	a	b	c	d	Name / Organisation	Agent	Response Ref.
568	S	001	CO		RMC Shields		

Main Issues

Whether this section of the plan is appropriate, having regard to:

- the statutory requirements for publicity and consultation;
- the policy framework for plan preparation;
- the changes made at RDD stage;
- grammatical aspects.

Inspector's Considerations and Conclusions

The statutory requirements for publicity and consultation

2.1 An objector argues that it is not clear that there has been effective community participation in the development of the policies of the emerging UDP. The LPA, however, at the opening of the inquiry, explicitly confirmed that it has complied with the statutory requirements for publicity and consultation.

The policy framework for plan preparation

2.2 An objector argues that the matters identified within Chapter 2 do not address issues which are realisable at the local level, such as those arising at the urban fringe and the objective to achieve clean neighbourhoods. Urban fringe issues are addressed via policy EV3A. Clean neighbourhoods are achieved via the Borough's corporate management processes rather than via the development and use of land. Chapter 2 is, in any case, addressed to the policy context within which the emerging UDP is being prepared. Objections to the FDD and the RDD cannot alter the existing policy documents which are referred to in that report section.

2.3 With particular reference to the account presented in Chapter 2 of RPG13, an objector argues that it should give greater emphasis to the sequential approach to site allocation and development. That section of the report seeks, however, to give a generalised overview of the regional policy context. The RDD deals with the sequential approach in sufficient detail in the Housing Chapter.

2.4 In relation to the summary which is presented of the Greater Manchester Strategy, an objector refers to the words 'connectivity' and 'creating sustainable communities'. He expresses the view that these are meaningless jargon. These terms are, however, an accurate reflection of the text of the Greater Manchester Strategy. Section 2 of the RDD simply seeks to summarise the policy context within which it must be prepared. An objection to the FDD or RDD cannot effect a change to other planning documents.

The changes made at RDD stage

2.5 An objector refers to the changes made at RDD stage to the summary of the themes of the Greater Manchester Strategy and RPG13. Both these sub-sections of the RDD present a brief but accurate summary of these documents. The actual content which is summarised is beyond the control of the Borough Council.

Grammatical aspects

2.6 An objector notes that the word 'Dwelling' on the contents page of the RDD in relation to policy GB1B should be 'Dwellings'. The plan should be modified to secure this. An objector refers to the final paragraph of section 5 of Chapter 2 which uses the words 'concentration' and 'concentrated' in the same sentence and which also refers to the Red Rose Regional Park when the RDD title is now 'Regional Park' under the terms of policy C1G. Both these issues should be addressed in the interests of clarity. An objector notes that, in the second paragraph of the introduction to Chapter 8, Regional Planning Guidance is referred to as being in draft form. Since it has now been issued in its final form that text should be modified to reflect the current position.

Recommendation

I recommend:

(REC 2.1) that the RDD be modified by the replacement of the word ‘Dwelling’ with ‘Dwellings’ in relation to policy GB1B in the Contents section.

(REC 2.2) that the RDD be modified by the deletion of the first sentence of the final paragraph of section 5 of Chapter 2 and its replacement as follows. ‘The strategy’s spatial framework recognises that issues such as health, crime, poor housing and deprivation tend to be concentrated in the urban core areas’.

(REC 2.3) that the RDD be modified by the deletion of the words ‘Red Rose’ from the final paragraph of section 5 of Chapter 2.

(REC 2.4) that the RDD be modified by the deletion of the words ‘currently in draft form’ from the second paragraph, and the word ‘draft’ from the third paragraph of the introduction to Chapter 8.

(REC 2.5) that no other modification be made to the RDD in response to these objections.