

CHAPTER 11 - SHOPPING AND TOWN CENTRE POLICIES

S INTRODUCTION

Objections to Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
253	O	004	S		MSF Motor Group Limited	CgMs Ltd	WIGAN MBC S
437	O	013	S		Steve Fowler –NWTB	Paul Butler Associates	WIGAN MBC S
702	O	015	S		Tescos Stores Ltd	The Development Planning Partnership	WIGAN MBC S

Draft Deposit Objections Conditionally Withdrawn

Ref No	a	b	c	d	Name	Agent	Response Ref.
433	O	003	S		Chorley Borough Council		WMBC 433 EM/S

Objections to Revised Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
024	O	011	S		Mrs M E Fairhurst		WIGAN MBC FOA/A
025	O	009	S		Philip Fairhurst		WIGAN MBC FOA/A
033	O	010	S		Miss Winifred Beesley		WIGAN MBC FOA/A
049	O	010	S		Linda Hickey		WIGAN MBC FOA/A
050	O	010	S		Robert Hickey		WIGAN MBC FOA/A
053	O	011	S		Adrian Hurst		WIGAN MBC FOA/A
055	O	010	S		Mrs M Iredale		WIGAN MBC FOA/A
060	O	008	S		Anthony Connell		WIGAN MBC FOA/A
060	O	026	S		Katherine Marsland		WIGAN MBC FOA/A
086	O	010	S		Susan Melling		WIGAN MBC FOA/A
087	O	010	S		B Hughes		WIGAN MBC FOA/A
089	O	010	S		Ms Margaret Dean		WIGAN MBC FOA/A
090	O	010	S		Karin & Keith Dagnall		WIGAN MBC FOA/A
091	O	017	S		W Malcolm Cook		WIGAN MBC FOA/A
097	O	007	S		Mrs K Lees		WIGAN MBC FOA/A
099	O	003	S		Mr G E Forster		WIGAN MBC FOA/A
100	O	015	S		Margaret Brooks		WIGAN MBC FOA/A
101	O	014	S		William Brooks		WIGAN MBC FOA/A
114	O	015	S		Joan Atherton		WIGAN MBC FOA/A
160	O	011	S		Amelia Ellen Lavin		WIGAN MBC FOA/A
161	O	009	S		T Brennan		WIGAN MBC FOA/A
166	O	010	S		Mr Jack Delaney		WIGAN MBC FOA/A
172	O	010	S		Gary Crossley		WIGAN MBC FOA/A
172	O	026	S		Julie Crossley		WIGAN MBC FOA/A

174	O	009	S		Miss B McKenna		WIGAN MBC FOA/A
177	O	005	S		Mr D Foster		WIGAN MBC FOA/A
184	O	010	S		E M Chadwick		WIGAN MBC FOA/A
188	O	008	S		Josephine Mary Fleming		WIGAN MBC FOA/A
189	O	010	S		Miss M Topping		WIGAN MBC FOA/A
190	O	011	S		Sarbari Mukherjee		WIGAN MBC FOA/A
194	O	017	S		Lillian Corcoran		WIGAN MBC FOA/A
198	O	006	S		Mrs kay Pooke		WIGAN MBC FOA/A
219	O	009	S		Mrs M P Anten		WIGAN MBC FOA/A
248	O	011	S		John E Middleton		WIGAN MBC FOA/A
251	O	016	S		Val Middleton		WIGAN MBC FOA/A
255	O	007	S		J McLean		WIGAN MBC FOA/A
293	O	009	S		A Hamilton		WIGAN MBC FOA/A
295	O	011	S		P D Hamilton		WIGAN MBC FOA/A
297	O	017	S		Raymond Sharples		WIGAN MBC FOA/A
303	O	015	S		Christine A Jones		WIGAN MBC FOA/A
304	O	012	S		J S Arkwright		WIGAN MBC FOA/A
308	O	012	S		M Boardman		WIGAN MBC FOA/A
311	O	014	S		Bernard Shaw		WIGAN MBC FOA/A
312	O	009	S		Mary F Shaw		WIGAN MBC FOA/A
314	O	010	S		Mrs M MacDonald		WIGAN MBC FOA/A
317	O	017	S		J G Ellison		WIGAN MBC FOA/A
318	O	010	S		Mr G Daniels		WIGAN MBC FOA/A
319	O	010	S		Mrs M H Hughes		WIGAN MBC FOA/A
321	O	002	S		Howard Green		WIGAN MBC FOA/A
322	O	010	S		Archibald Smith Tate		WIGAN MBC FOA/A
323	O	010	S		Norman Edward Rusk		WIGAN MBC FOA/A
325	O	010	S		Mr John Steele		WIGAN MBC FOA/A
326	O	010	S		Mrs Janet Steele		WIGAN MBC FOA/A
327	O	010	S		Neina Woodward		WIGAN MBC FOA/A
328	O	003	S		Mr A Woodward		WIGAN MBC FOA/A
330	O	014	S		William Glover		WIGAN MBC FOA/A
332	O	010	S		David Catterall		WIGAN MBC FOA/A
333	O	010	S		Geoffrey Powell		WIGAN MBC FOA/A
335	O	006	S		J F Kearsley		WIGAN MBC FOA/A
339	O	010	S		Kathryn Pennington		WIGAN MBC FOA/A
407	O	014	S		Adele Wilkes		WIGAN MBC FOA/A
408	O	008	S		Gary Wilkes		WIGAN MBC FOA/A
435	O	009	S		Gordon Catterall		WIGAN MBC FOA/A
436	O	010	S		Mrs E Johnson		WIGAN MBC FOA/A
446	O	010	S		C Hilton-Carroll		WIGAN MBC FOA/A
450	O	010	S		Andre Philip Richard Gerner		WIGAN MBC FOA/A
461	O	005	S		Ethel Glover		WIGAN MBC FOA/A
493	O	007	S		William Lovell Verinder		WIGAN MBC FOA/A
494	O	006	S		Julie L Harrison		WIGAN MBC FOA/A
505	O	010	S		Mrs C Daington		WIGAN MBC FOA/A
533	O	011	S		Mrs E A Carter		WIGAN MBC FOA/A

548	O	008	S		Mrs Sylvia Marion Stitt		WIGAN MBC FOA/A
550	O	008	S		Belinda Croston		WIGAN MBC FOA/A
573	O	011	S		Mr A Eaves		WIGAN MBC FOA/A
574	O	011	S		John Murphy		WIGAN MBC FOA/A
591	O	008	S		Mr John Makin		WIGAN MBC FOA/A
702	O	033	S		Tescos Stores Ltd	The Development Planning Partnership	WIGAN MBC S
747	O	109	S		Wigan Borough Action Group		WIGAN MBC 747/A
747	O	110	S		Wigan Borough Action Group		WIGAN MBC 747/A
808	O	001	S		Marjorie Ingham		WIGAN MBC FOA/A
809	O	001	S		Joseph Lam		WIGAN MBC FOA/A
810	O	015	S		Mr A Sherman		WIGAN MBC FOA/A
828	O	011	S		Dorothy Arkwright		WIGAN MBC FOA/A
830	O	008	S		C Murman		WIGAN MBC FOA/A
831	O	010	S		Les Jones		WIGAN MBC FOA/A
833	O	008	S		S Murphy		WIGAN MBC FOA/A
834	O	008	S		C Murphy		WIGAN MBC FOA/A
835	O	008	S		P Murphy		WIGAN MBC FOA/A
836	O	002	S		Mr C L Pooke		WIGAN MBC FOA/A
837	O	012	S		Mrs S Whitfield		WIGAN MBC FOA/A
838	O	009	S		Rachel Webster		WMBC 838 S
839	O	009	S		Gary Oakes		WIGAN MBC FOA/A
840	O	008	S		Mrs J Sherman		WIGAN MBC FOA/A
853	O	001	S		Mr S Webster		WIGAN MBC S
870	O	004	S		Kenneth George Liney		WIGAN MBC FOA/A
871	O	003	S		Margaret Liney		WIGAN MBC FOA/A
887	O	013	S		Mr Charles Christopherson		WIGAN MBC FOA/A
888	O	003	S		W A Sefton		WIGAN MBC FOA/A
889	O	006	S		W Boardman		WIGAN MBC FOA/A
890	O	009	S		Mrs Edith Sefton		WIGAN MBC FOA/A
891	O	015	S		Mrs Speed		WIGAN MBC FOA/A
892	O	010	S		Adrian Hughes		WIGAN MBC FOA/A
893	O	008	S		Mrs M J Rusk		WIGAN MBC FOA/A
894	O	016	S		Mr John Wilkieson		WIGAN MBC FOA/A
895	O	001	S		Mrs T Quinn		WIGAN MBC FOA/A
896	O	009	S		David Tinsley		WIGAN MBC FOA/A
897	O	009	S		Janet Marjorie Tate		WIGAN MBC FOA/A
898	O	009	S		Miss T Topping		WIGAN MBC FOA/A
899	O	001	S		Betty Prescott		WIGAN MBC FOA/A
900	O	016	S		Mrs J Lodge		WIGAN MBC FOA/A
901	O	001	S		Alison Hurst		WIGAN MBC FOA/A
902	O	001	S		S V Lang		WIGAN MBC FOA/A
903	O	014	S		J A Harrison		WIGAN MBC FOA/A
904	O	001	S		Dr A M Mukherjee		WIGAN MBC FOA/A
906	O	009	S		Frank Stringfellow		WIGAN MBC FOA/A
907	O	009	S		Ida Rylance		WIGAN MBC FOA/A
908	O	009	S		William J Rylance		WIGAN MBC FOA/A
909	O	009	S		J Butcher		WIGAN MBC FOA/A

910	O	009	S		Mrs Kathleen F Brown		WIGAN MBC FOA/A
911	O	009	S		D Ball		WIGAN MBC FOA/A
912	O	009	S		Mr R Banks		WIGAN MBC FOA/A
913	O	009	S		J Houghton		WIGAN MBC FOA/A
914	O	009	S		C MacDonald		WIGAN MBC FOA/A
915	O	008	S		Jacqueline Sheehan		WIGAN MBC FOA/A
916	O	011	S		Maureen Smith		WIGAN MBC FOA/A
917	O	005	S		Mrs P A Tushingam		WIGAN MBC FOA/A
918	O	011	S		Gladys Wilkes		WIGAN MBC FOA/A
919	O	015	S		P A Waldron		WIGAN MBC FOA/A
920	O	009	S		Mr R G Bradshaw		WIGAN MBC FOA/A
921	O	014	S		D Ellison		WIGAN MBC FOA/A
922	O	015	S		Richard Andrew Corless		WIGAN MBC FOA/A
923	O	013	S		Jeffrey Cook		WIGAN MBC FOA/A
924	O	006	S		Maureen Corless		WIGAN MBC FOA/A
925	O	003	S		I Cotham		WIGAN MBC FOA/A
926	O	005	S		Margaret Catterall		WIGAN MBC FOA/A
927	O	010	S		Vincent Corcoran		WIGAN MBC FOA/A
928	O	012	S		Philip Holt		WIGAN MBC FOA/A
929	O	008	S		A Horton		WIGAN MBC FOA/A
930	O	004	S		Mr A J Horton		WIGAN MBC FOA/A
931	O	009	S		C P Simpson		WIGAN MBC FOA/A
932	O	009	S		G Brash		WIGAN MBC FOA/A
933	O	009	S		Bernard H Shorrocks		WIGAN MBC FOA/A
934	O	009	S		Brenda Ryan		WIGAN MBC FOA/A
935	O	009	S		Mrs K Marsh		WIGAN MBC FOA/A
936	O	009	S		Mrs A Cordell		WIGAN MBC FOA/A
937	O	009	S		F Murtagh		WIGAN MBC FOA/A
938	O	009	S		Mrs Vivien Rigby		WIGAN MBC FOA/A
939	O	009	S		Doreen Sharples		WIGAN MBC FOA/A
940	O	004	S		David Pennington		WIGAN MBC FOA/A
941	O	003	S		Mrs J Tushingam		WIGAN MBC FOA/A
942	O	012	S		Mr A Tushingam		WIGAN MBC FOA/A
943	O	011	S		Marilyn Riding		WIGAN MBC FOA/A
944	O	009	S		Edward Ryan		WIGAN MBC FOA/A
945	O	009	S		Ann Gorner		WIGAN MBC FOA/A
946	O	009	S		Ben Daniel Gorner		WIGAN MBC FOA/A
947	O	009	S		Gabrielle Maria Gorner		WIGAN MBC FOA/A
948	O	008	S		Sheila Jones		WIGAN MBC FOA/A
949	O	007	S		Gary W Jones		WIGAN MBC FOA/A
950	O	003	S		Allan Jones		WIGAN MBC FOA/A
951	O	010	S		Mr Michael W Kelly		WIGAN MBC FOA/A
952	O	012	S		Mrs V Kelly		WIGAN MBC FOA/A
953	O	005	S		J A Pendlebury		WIGAN MBC FOA/A
954	O	012	S		P J Pendlebury		WIGAN MBC FOA/A
955	O	014	S		S Leonard		WIGAN MBC FOA/A
956	O	016	S		Harry Millington		WIGAN MBC FOA/A

957	O	006	S	Patricia A Donnelly	WIGAN MBC FOA/A
958	O	010	S	Mary E Shorrock	WIGAN MBC FOA/A
959	O	010	S	Mrs Heather Williams	WIGAN MBC FOA/A
960	O	012	S	Mrs P A Grimshaw	WIGAN MBC FOA/A
961	O	010	S	Mrs Doreen Glover	WIGAN MBC FOA/A
962	O	009	S	Teresa Garland	WIGAN MBC FOA/A
963	O	005	S	Karen Gibson	WIGAN MBC FOA/A
964	O	005	S	A Pennington	WIGAN MBC FOA/A
965	O	001	S	F Heaton	WIGAN MBC FOA/A
966	O	002	S	Eileen Critchley	WIGAN MBC FOA/A
967	O	005	S	Mrs Eryl Cross	WIGAN MBC FOA/A
968	O	012	S	Roger K Dandridge	WIGAN MBC FOA/A
969	O	007	S	R J Brown	WIGAN MBC FOA/A
970	O	014	S	Norah Bradshaw	WIGAN MBC FOA/A
971	O	011	S	Mrs K Birkett	WIGAN MBC FOA/A
972	O	011	S	Debbie Gaynor	WIGAN MBC FOA/A
973	O	007	S	Margaret Cook	WIGAN MBC FOA/A
974	O	004	S	Mrs P M Forster	WIGAN MBC FOA/A
975	O	001	S	Mrs Edna Brown	WIGAN MBC FOA/A
976	O	002	S	Mrs T Wood	WIGAN MBC FOA/A
977	O	009	S	Anne Maliczewski	WIGAN MBC FOA/A
978	O	015	S	Mr J W Fleming	WIGAN MBC FOA/A
979	O	016	S	Mr Stanley L Brown	WIGAN MBC FOA/A
980	O	005	S	Jean Haddock	WIGAN MBC FOA/A
981	O	002	S	A M Catterall	WIGAN MBC FOA/A
982	O	005	S	Mrs Kinsella	WIGAN MBC FOA/A
983	O	006	S	Mrs Sheila Majakari	WIGAN MBC FOA/A
984	O	006	S	D Glover	WIGAN MBC FOA/A
985	O	006	S	W MacDonald	WIGAN MBC FOA/A
986	O	010	S	Joan Quick	WIGAN MBC FOA/A
987	O	010	S	Anthony Quick	WIGAN MBC FOA/A
988	O	010	S	Miss A L Prescott	WIGAN MBC FOA/A
989	O	010	S	Mrs B Prescott	WIGAN MBC FOA/A
990	O	010	S	Barbara Parkinson	WIGAN MBC FOA/A
991	O	010	S	Marian Ochwat	WIGAN MBC FOA/A
992	O	010	S	Stefan Ochwat	WIGAN MBC FOA/A
993	O	010	S	George Swindell	WIGAN MBC FOA/A
994	O	009	S	Hazel Louise Gorner	WIGAN MBC FOA/A
995	O	009	S	Andrew Gaynor	WIGAN MBC FOA/A
996	O	008	S	Patricia M Shannon	WIGAN MBC FOA/A
997	O	010	S	Dinah Middleton	WIGAN MBC FOA/A
998	O	010	S	J Fairhurst	WIGAN MBC FOA/A
999	O	010	S	T Doyle	WIGAN MBC FOA/A
A01	O	009	S	Anna Louise Calder	WIGAN MBC FOA/A
A02	O	009	S	Peter Cains Butchers	WIGAN MBC FOA/A
A03	O	009	S	Linda Croston	WIGAN MBC FOA/A
A04	O	009	S	Jane Moore	WIGAN MBC FOA/A

A05	O	009	S		Friends of Ashton		WIGAN MBC A05/A
A06	O	009	S		Mrs Hilary Davies		WIGAN MBC FOA/A
A07	O	009	S		Paula Jayne Green		WIGAN MBC FOA/A
A08	O	009	S		Joseph Garland		WIGAN MBC FOA/A
A09	O	009	S		Mr James Crook		WIGAN MBC FOA/A
A10	O	009	S		Mr John Crook		WIGAN MBC FOA/A
A11	O	009	S		B Carney		WIGAN MBC FOA/A
A12	O	009	S		Frank Brown		WIGAN MBC FOA/A
A13	O	009	S		Mr J Bentham		WIGAN MBC FOA/A
A14	O	009	S		M Withington		WIGAN MBC FOA/A
A15	O	009	S		Helen Whalley		WIGAN MBC FOA/A
A16	O	009	S		William James Wilkes		WIGAN MBC FOA/A
A17	O	009	S		Joanne Young		WIGAN MBC FOA/A
A18	O	009	S		John G Bradshaw		WIGAN MBC FOA/A
A19	O	009	S		G Sheedy		WIGAN MBC FOA/A
A20	O	009	S		Jayne Johnson		WIGAN MBC FOA/A
A21	O	010	S		Mrs I B Eaves		WIGAN MBC FOA/A
A22	O	009	S		Greta Kearsley		WIGAN MBC FOA/A
A23	O	009	S		Margaret Thompson		WIGAN MBC FOA/A
A24	O	009	S		Richard Prescott		WIGAN MBC FOA/A
A25	O	009	S		John Melling		WIGAN MBC FOA/A
A26	O	009	S		Yvonne Harrison		WIGAN MBC FOA/A
A27	O	009	S		I R Clarence		WIGAN MBC FOA/A
A28	O	009	S		Mr P Majakari		WIGAN MBC FOA/A
A29	O	010	S		Brenda Edwards		WIGAN MBC FOA/A
A30	O	010	S		Alan Edwards		WIGAN MBC FOA/A
A31	O	010	S		Mrs M McKechnie		WIGAN MBC FOA/A
A32	O	010	S		Alan Hurst		WIGAN MBC FOA/A
A33	O	010	S		Thomas Hughes		WIGAN MBC FOA/A
A34	O	010	S		K Hilton		WIGAN MBC FOA/A
A35	O	011	S		Albert Atherton		WIGAN MBC FOA/A
A36	O	010	S		Julia Allen		WIGAN MBC FOA/A
A37	O	011	S		B Potter		WIGAN MBC FOA/A
A38	O	004	S		Mrs K W Parker		WIGAN MBC FOA/A
A39	O	010	S		Barbara Hodgkinson		WIGAN MBC FOA/A
A40	O	008	S		F W Appleton		WIGAN MBC FOA/A
A41	O	009	S		Alastair Stitt		WIGAN MBC FOA/A
A42	O	008	S		Ian Campbell		WIGAN MBC FOA/A
A43	O	009	S		Allen James Johnson		WIGAN MBC FOA/A
A44	O	009	S		Mr A Simpson		WIGAN MBC FOA/A
A45	O	014	S		Mr Robert Richard Hughes		WIGAN MBC FOA/A
A46	O	007	S		Paul A Tushingam		WIGAN MBC A05/A
A47	O	015	S		Mrs I Prescott		WIGAN MBC FOA/A
A48	O	013	S		Mrs Carol Spencer		WIGAN MBC FOA/A
A49	O	012	S		E J Clarence		WIGAN MBC FOA/A
A50	O	005	S		Michael David Iredale		WIGAN MBC FOA/A
A51	O	009	S		Warren Pennington		WIGAN MBC FOA/A

A52	O	012	S		Beryl Helsby		WIGAN MBC FOA/A
A53	O	006	S		Geoffrey MacDonald		WIGAN MBC FOA/A
A54	O	001	S		Andrea Hilton		WIGAN MBC FOA/A
A55	O	008	S		W Carney		WIGAN MBC FOA/A
A56	O	001	S		M Owen		WIGAN MBC FOA/A
A57	O	003	S		Matthew Tushingham		WIGAN MBC FOA/A
A58	O	009	S		W D Gibson		WIGAN MBC FOA/A
A59	O	009	S		Pauline Campbell		WIGAN MBC FOA/A
A60	O	008	S		R Huyton		WIGAN MBC FOA/A
A61	O	009	S		Alan Dean		WIGAN MBC FOA/A
A62	O	009	S		D Cunliffe		WIGAN MBC FOA/A
A63	O	009	S		Paula Cunliffe		WIGAN MBC FOA/A
A64	O	009	S		Angela Catterall		WIGAN MBC FOA/A
A65	O	009	S		George Croston		WIGAN MBC FOA/A
A66	O	009	S		Cyril Catterall		WIGAN MBC FOA/A
A67	O	009	S		Steven Sheehan		WIGAN MBC FOA/A
A68	O	009	S		Bernard Mattison		WIGAN MBC FOA/A
A69	O	009	S		A I Bullough		WIGAN MBC FOA/A
A70	O	009	S		Mrs Dawn Wilson		WIGAN MBC FOA/A
A71	O	009	S		Mrs K Maddocks		WIGAN MBC FOA/A
A72	O	009	S		R F Bullough		WIGAN MBC FOA/A
A73	O	009	S		Cissie Garston		WIGAN MBC FOA/A
A74	O	009	S		George McCathie		WIGAN MBC FOA/A
A75	O	009	S		Susan Holt		WIGAN MBC FOA/A
A76	O	009	S		David Thompson		WIGAN MBC FOA/A
A77	O	009	S		Natalie Gibson		WIGAN MBC FOA/A
A78	O	009	S		Mr S J Winstanley		WIGAN MBC FOA/A
A79	O	OOP	S		Mr P Redmond		WIGAN MBC FOA/A
A80	O	009	S		Mrs M Leyland		WIGAN MBC FOA/A
A81	O	009	S		Mrs H M Francis		WIGAN MBC FOA/A
A82	O	009	S		Mrs J Smith		WIGAN MBC FOA/A
A83	O	009	S		J Marsh		WIGAN MBC FOA/A
A84	O	009	S		Derek Woods		WIGAN MBC FOA/A
A85	O	009	S		Mrs Sheila Dandridge		WIGAN MBC FOA/A
A86	O	009	S		Mrs M Johnson		WIGAN MBC FOA/A
A87	O	009	S		Freda Woods		WIGAN MBC FOA/A
A88	O	009	S		Daniel Gibson		WIGAN MBC FOA/A
A89	O	009	S		Roy Calder		WIGAN MBC FOA/A
A90	O	009	S		Mrs M Crossley		WIGAN MBC FOA/A
A91	O	009	S		Valerie Middleton		WIGAN MBC FOA/A
A92	O	009	S		Mrs H Harris		WIGAN MBC FOA/A
A93	O	009	S		M W Doyle		WIGAN MBC FOA/A
A94	O	013	S		Mr L Prescott		WIGAN MBC FOA/A
A95	O	009	S		W A Payne		WIGAN MBC FOA/A
A96	O	009	S		P J Huyton		WIGAN MBC FOA/A
A97	O	009	S		D A Payne		WIGAN MBC FOA/A
A98	O	009	S		Mrs Hilda Payne		WIGAN MBC FOA/A

A99	O	006	S		Lisa Greenhalgh		WIGAN MBC FOA/A
B01	O	006	S		J McDougall		WIGAN MBC FOA/A
B02	O	006	S		W J McDougall		WIGAN MBC FOA/A
B03	O	008	S		D J Holden		WIGAN MBC FOA/A
B04	O	006	S		George Conway		WIGAN MBC FOA/A
B05	O	009	S		E Brash		WIGAN MBC FOA/A
B08	O	003	S		Frank Lowe		WIGAN MBC FOA/A
B30	O	004	S		Mr Kinsella		WIGAN MBC FOA/A
B31	O	006	S		William E Coyle		WIGAN MBC FOA/A
B32	O	009	S		Kathleen Jones		WIGAN MBC FOA/A

Supporters of Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
094	S	001	S		Mr & Mrs B Jones		

Main Issues

Whether the introduction to the chapter of the RDD relating to shopping and town centre policies is appropriate, having regard to:

- the need for a clear and coherent retail strategy;
- the need to sustain smaller local shops;
- the scope for control under planning powers;
- the role of retail development in employment creation;
- the need for additional convenience retail floor space in Wigan town centre.

Inspector's Considerations and Conclusions

The need for a clear and coherent retail strategy

11.1 An objector argues that the UDP fails to present a clear and coherent retail strategy. Policy S1 presents a hierarchy of main town centres, town centres and local centres. It assigns particular centres to these. It provides that these will be promoted as the principal locations for shopping, offices, entertainment, cultural and community facilities and that the scale and type of development will be related to the position of the centre in the hierarchy. Proposals outside these centres will be considered against the sequential approach to site selection and the need for the development. This, in my view, amounts to a clear and coherent retail strategy which applies national planning guidance to the area of the Borough. When policy S1 is read together with policy S1F these present a clear 'centre first' sequential approach.

The need to sustain smaller local shops

11.2 Objectors, at FDD stage, argue that no evidence was referred to in the introduction to Chapter 11 to support the conclusions of the LPA in relation to quantitative and qualitative retail need. The LPA, at RDD stage, justifies its conclusions by reference to the Wigan Borough Retail Study 2001-2016. This, among other things,

identifies quantitative and qualitative needs for new retail and town centre development. As part of this exercise a quantitative need has been identified for improved convenience retail floor space in Ashton-in-Makerfield town centre to stem leakage from that town to out-of-centre stores elsewhere. There is also a further need to retain a greater share of locally generated high street comparison shopping expenditure. There is, furthermore, a need to strengthen the role of some of the smaller centres through improved top-up food shopping provision. Objectors argue that these measures would have an adverse impact on existing smaller local shops.

11.3 The Wigan Borough Retail Study showed that some 85% of main food shopping by Ashton residents takes place at out-of-centre superstores outside town. For its size that town centre attracts only a modest proportion of high street comparison shopping trips from the local area. The study also identified the better performing local centres to be those with a strong convenience food store such as a small supermarket or a 'late-shop'.

11.4 An increased quantity of convenience retailing floor space at Ashton town centre, and the retention of a greater share of locally generated high street comparison shopping expenditure there, would divert more shopping trips to that centre with beneficial spin-off effects on the existing smaller shops that are of specific concern to objectors. Improving the provision for top-up food shopping would retain more customers within the smaller centres with similar results. I conclude that the LPA has rightly presented the conclusions of the Wigan Borough Retail Study in the Introduction to Chapter 11 in order to set the scene for the policies which will achieve the objectives articulated by objectors.

The scope for control under planning powers

11.5 An objector argues that the UDP should ensure that existing shops can retain vitality and viability by encouraging shopkeepers to improve their window displays and change their opening hours. He believes that this, together with the encouragement of specialist shops, will encourage tourism. The UDP is constrained to express its policies and proposals in terms of the development and use of land. The degree of intervention advocated by the objector lies beyond the statutory scope of the LPA.

The role of retail development in employment creation

11.6 An objector notes that retail development is an important job creator and argues that this should be acknowledged in the UDP. In fact the role of retail development in creating employment is referred to in the first paragraph of the Introduction to UDP Chapter 11. The objector contends that the employment growth associated with retail development should be recognised in the UDP as an important material consideration. Section 38(6) of the P&CPA 2004 provides that planning applications shall be determined in accordance with the development plan unless material considerations indicate otherwise. What considerations are material will vary from case to case. Having regard to the way in which s38(6) is expressed it is not necessary for material considerations to be identified within the development plan itself. They are intended to

arise from beyond its scope and qualify its provisions. For this reason I consider that the brief reference to employment within the Introduction to Chapter 11 is sufficient.

The need for additional convenience retail floor space in Wigan town centre

11.7 The Introduction to Chapter 11 refers to the finding of the Wigan Borough Retail Study 2001-2016 that there is a considerable quantitative need for additional comparison retail floor space in Wigan town centre. An objector argues that this text should also refer to the findings of that study that there is also a quantitative need for convenience floor space in that centre.

11.8 The LPA confirms that the study did identify a small quantitative need for convenience retail floor space in Wigan town centre by 2016. This would be some 1028 square m if the need was met in superstore format or 1851 square m if it was met in small store format. The study reached many detailed conclusions and it is not the role of the Introduction to Chapter 11 to present them all. Indeed, this would burden the plan with unnecessary detail. The wording at the end of the sixth paragraph makes clear that the statistics presented are the particularly important extracts from the study. The findings of the study, as a whole, would be a material consideration in the determination of a planning application which related to the provision of additional convenience retail floor space in Wigan town centre. In accordance with the advice of s38(6), that is the appropriate route by which they should be reflected in planning decisions.

Recommendation

I recommend:

(REC 11.1) that no modification be made to the RDD in response to these objections.

S1 HIERARCHY AND ROLE OF CENTRES

Objections to Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
253	O	005	S	1	MSF Motor Group Limited	CgMs Ltd	WIGAN MBC S1
424	O	024	S	1	Government Office for the North West		WIGAN MBC S1
526	O	001	S	1	The Prudential Assurance Company	RPS	WIGAN MBC S1
572	O	032	S	1	Peter Sargeant FRTPI		WIGAN MBC 572/A
683	O	002	S	1	Greater Manchester County Fire Service	Matthews and Goodman	WMBC 683 GMCFS
702	O	016	S	1	Tescos Stores Ltd	The Development Planning Partnership	WIGAN MBC S1
728	O	006	S	1	Lancashire County Council		WIGAN MBC S1

Objections to Revised Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
024	O	010	S	1	Mrs M E Fairhurst		WIGAN MBC FOA/A
025	O	010	S	1	Philip Fairhurst		WIGAN MBC FOA/A
033	O	011	S	1	Miss Winifred Beesley		WIGAN MBC FOA/A
049	O	011	S	1	Linda Hickey		WIGAN MBC FOA/A
050	O	011	S	1	Robert Hickey		WIGAN MBC FOA/A
053	O	012	S	1	Adrian Hurst		WIGAN MBC FOA/A
055	O	011	S	1	Mrs M Iredale		WIGAN MBC FOA/A
060	O	009	S	1	Anthony Connell		WIGAN MBC FOA/A
060	O	027	S	1	Katherine Marsland		WIGAN MBC FOA/A
086	O	011	S	1	Susan Melling		WIGAN MBC FOA/A
087	O	011	S	1	B Hughes		WIGAN MBC FOA/A
089	O	011	S	1	Ms Margaret Dean		WIGAN MBC FOA/A
090	O	001	S	1	Karin & Keith Dagnall		WIGAN MBC FOA/A
091	O	008	S	1	W Malcolm Cook		WIGAN MBC FOA/A
097	O	009	S	1	Mrs K Lees		WIGAN MBC FOA/A
099	O	002	S	1	Mr G E Forster		WIGAN MBC FOA/A
100	O	014	S	1	Margaret Brooks		WIGAN MBC FOA/A
101	O	013	S	1	William Brooks		WIGAN MBC FOA/A
114	O	016	S	1	Joan Atherton		WIGAN MBC FOA/A
160	O	012	S	1	Amelia Ellen Lavin		WIGAN MBC FOA/A
161	O	010	S	1	T Brennan		WIGAN MBC FOA/A
166	O	011	S	1	Mr Jack Delaney		WIGAN MBC FOA/A
172	O	011	S	1	Gary Crossley		WIGAN MBC FOA/A
172	O	027	S	1	Julie Crossley		WIGAN MBC FOA/A
174	O	010	S	1	Miss B McKenna		WIGAN MBC FOA/A
177	O	006	S	1	Mr D Foster		WIGAN MBC FOA/A
184	O	011	S	1	E M Chadwick		WIGAN MBC FOA/A
188	O	009	S	1	Josephine Mary Fleming		WIGAN MBC FOA/A
189	O	011	S	1	Miss M Topping		WIGAN MBC FOA/A

190	O	012	S	1	Sarbari Mukherjee		WIGAN MBC FOA/A
194	O	009	S	1	Lillian Corcoran		WIGAN MBC FOA/A
198	O	005	S	1	Mrs Kay Pooke		WIGAN MBC FOA/A
219	O	005	S	1	Mrs M P Anten		WIGAN MBC FOA/A
248	O	012	S	1	John E Middleton		WIGAN MBC FOA/A
251	O	003	S	1	Val Middleton		WIGAN MBC FOA/A
255	O	008	S	1	J McLean		WIGAN MBC FOA/A
293	O	010	S	1	A Hamilton		WIGAN MBC FOA/A
295	O	012	S	1	P D Hamilton		WIGAN MBC FOA/A
297	O	016	S	1	Raymond Sharples		WIGAN MBC FOA/A
303	O	016	S	1	Christine A Jones		WIGAN MBC FOA/A
304	O	011	S	1	J S Arkwright		WIGAN MBC FOA/A
308	O	015	S	1	M Boardman		WIGAN MBC FOA/A
311	O	009	S	1	Bernard Shaw		WIGAN MBC FOA/A
312	O	010	S	1	Mary F Shaw		WIGAN MBC FOA/A
314	O	011	S	1	Mrs M MacDonald		WIGAN MBC FOA/A
317	O	008	S	1	J G Ellison		WIGAN MBC FOA/A
318	O	011	S	1	Mr G Daniels		WIGAN MBC FOA/A
319	O	011	S	1	Mrs M H Hughes		WIGAN MBC FOA/A
321	O	004	S	1	Greensway Supermarket Shopping Centre		WIGAN MBC FOA/A
322	O	011	S	1	Archibald Smith Tate		WIGAN MBC FOA/A
323	O	011	S	1	Norman Edward Rusk		WIGAN MBC FOA/A
325	O	011	S	1	Mr John Steele		WIGAN MBC FOA/A
326	O	011	S	1	Mrs Janet Steele		WIGAN MBC FOA/A
327	O	011	S	1	Neina Woodward		WIGAN MBC FOA/A
328	O	004	S	1	Mr A Woodward		WIGAN MBC FOA/A
330	O	016	S	1	William Glover		WIGAN MBC FOA/A
332	O	009	S	1	David Catterall		WIGAN MBC FOA/A
333	O	011	S	1	Geoffrey Powell		WIGAN MBC FOA/A
335	O	010	S	1	J F Kearsley		WIGAN MBC FOA/A
339	O	011	S	1	Kathryn Pennington		WIGAN MBC FOA/A
407	O	002	S	1	Adele Wilkes		WIGAN MBC FOA/A
408	O	013	S	1	Gary Wilkes		WIGAN MBC FOA/A
435	O	010	S	1	Gordon Catterall		WIGAN MBC FOA/A
436	O	011	S	1	Mrs E Johnson		WIGAN MBC FOA/A
446	O	011	S	1	C Hilton-Carroll		WIGAN MBC FOA/A
450	O	011	S	1	Andre Philip Richard Gorner		WIGAN MBC FOA/A
461	O	013	S	1	Ethel Glover		WIGAN MBC FOA/A
493	O	003	S	1	William Lovell Verinder		WIGAN MBC FOA/A
494	O	008	S	1	Julie L Harrison		WIGAN MBC FOA/A
505	O	011	S	1	Mrs C Daington		WIGAN MBC FOA/A
533	O	010	S	1	Mrs E A Carter		WIGAN MBC FOA/A
548	O	009	S	1	Mrs Sylvia Marion Stitt		WIGAN MBC FOA/A
550	O	017	S	1	Belinda Croston		WIGAN MBC FOA/A
572	O	103	S	1	Peter Sargeant FRTPI		WIGAN MBC 572/A
573	O	012	S	1	Mr A Eaves		WIGAN MBC FOA/A

574	O	013	S	1	John Murphy		WIGAN MBC FOA/A
591	O	009	S	1	Mr John Makin		WIGAN MBC FOA/A
702	O	034	S	1	Tescos Stores Ltd	Katy Lightbody	WIGAN MBC S1
747	O	108	S	1	Wigan Borough Action Group		WIGAN MBC 747/A
809	O	004	S	1	J Morris Pharmacy		WIGAN MBC FOA/A
810	O	014	S	1	Mr A Sherman		WIGAN MBC FOA/A
828	O	010	S	1	Dorothy Arkwright		WIGAN MBC FOA/A
830	O	009	S	1	C Murnan		WIGAN MBC FOA/A
831	O	009	S	1	Les Jones		WIGAN MBC FOA/A
833	O	009	S	1	S Murphy		WIGAN MBC FOA/A
834	O	009	S	1	C Murphy		WIGAN MBC FOA/A
835	O	009	S	1	P Murphy		WIGAN MBC FOA/A
836	O	001	S	1	Mr C L Pooke		WIGAN MBC FOA/A
837	O	011	S	1	Mrs S Whitfield		WIGAN MBC FOA/A
838	O	010	S	1	Rachel Webster		WIGAN MBC FOA/A
839	O	010	S	1	Gary Oakes		WIGAN MBC FOA/A
840	O	009	S	1	Mrs J Sherman		WIGAN MBC FOA/A
853	O	002	S	1	Mr S Webster		WIGAN MBC FOA/A
870	O	005	S	1	Kenneth George Liney		WIGAN MBC FOA/A
871	O	004	S	1	Margaret Liney		WIGAN MBC FOA/A
887	O	012	S	1	Mr Charles Christopherson		WIGAN MBC FOA/A
888	O	011	S	1	W A Sefton		WIGAN MBC FOA/A
889	O	008	S	1	W Boardman		WIGAN MBC FOA/A
890	O	008	S	1	Mrs Edith Sefton		WIGAN MBC FOA/A
891	O	014	S	1	Mrs Speed		WIGAN MBC FOA/A
892	O	016	S	1	Adrian Hughes		WIGAN MBC FOA/A
893	O	009	S	1	Mrs M J Rusk		WIGAN MBC FOA/A
894	O	009	S	1	Mr John Wilkieson		WIGAN MBC FOA/A
895	O	002	S	1	Mrs T Quinn		WIGAN MBC FOA/A
896	O	010	S	1	David Tinsley		WIGAN MBC FOA/A
897	O	010	S	1	Janet Marjorie Tate		WIGAN MBC FOA/A
898	O	010	S	1	Miss T Topping		WIGAN MBC FOA/A
899	O	009	S	1	Betty Prescott		WIGAN MBC FOA/A
900	O	015	S	1	Mrs J Lodge		WIGAN MBC FOA/A
901	O	012	S	1	Alison Hurst		WIGAN MBC FOA/A
902	O	002	S	1	S V Lang		WIGAN MBC FOA/A
903	O	013	S	1	J A Harrison		WIGAN MBC FOA/A
904	O	007	S	1	Dr A M Mukherjee		WIGAN MBC FOA/A
905	O	006	S	1	Mrs H J Hughes		WIGAN MBC FOA/A
906	O	010	S	1	Frank Stringfellow		WIGAN MBC FOA/A
907	O	010	S	1	Ida Rylance		WIGAN MBC FOA/A
908	O	010	S	1	William J Rylance		WIGAN MBC FOA/A
909	O	010	S	1	J Butcher		WIGAN MBC FOA/A
910	O	010	S	1	Mrs Kathleen F Brown		WIGAN MBC FOA/A
911	O	010	S	1	D Ball		WIGAN MBC FOA/A
912	O	010	S	1	Mr R Banks		WIGAN MBC FOA/A
913	O	010	S	1	J Houghton		WIGAN MBC FOA/A

914	O	010	S	1	C Macdonald		WIGAN MBC FOA/A
915	O	007	S	1	Jacqueline Sheehan		WIGAN MBC FOA/A
916	O	012	S	1	Maureen Smith		WIGAN MBC FOA/A
917	O	006	S	1	Mrs P A Tushingham		WIGAN MBC FOA/A
918	O	001	S	1	Gladys Wilkes		WIGAN MBC FOA/A
919	O	001	S	1	P A Waldron		WIGAN MBC FOA/A
920	O	010	S	1	Mr R G Bradshaw		WIGAN MBC FOA/A
921	O	001	S	1	D Ellison		WIGAN MBC FOA/A
922	O	002	S	1	Richard Andrew Corless		WIGAN MBC FOA/A
923	O	003	S	1	Jeffrey Cook		WIGAN MBC FOA/A
924	O	008	S	1	Maureen Corless		WIGAN MBC FOA/A
925	O	002	S	1	I Cotham		WIGAN MBC FOA/A
926	O	010	S	1	Margaret Catterall		WIGAN MBC FOA/A
927	O	009	S	1	Vincent Corcoran		WIGAN MBC FOA/A
928	O	010	S	1	Philip Holt		WIGAN MBC FOA/A
929	O	016	S	1	P Harrison		WIGAN MBC FOA/A
930	O	011	S	1	Mr A J Horton		WIGAN MBC FOA/A
931	O	010	S	1	C P Simpson		WIGAN MBC FOA/A
932	O	010	S	1	G Brash		WIGAN MBC FOA/A
933	O	010	S	1	Bernard H Shorrocks		WIGAN MBC FOA/A
934	O	010	S	1	Brenda Ryan		WIGAN MBC FOA/A
935	O	010	S	1	Mrs K Marsh		WIGAN MBC FOA/A
936	O	010	S	1	Mrs A Cordell		WIGAN MBC FOA/A
937	O	010	S	1	F Murtagh		WIGAN MBC FOA/A
938	O	010	S	1	Mrs Vivien Rigby		WIGAN MBC FOA/A
939	O	006	S	1	Doreen Sharples		WIGAN MBC FOA/A
940	O	009	S	1	David Pennington		WIGAN MBC FOA/A
941	O	011	S	1	Mrs J Tushingham		WIGAN MBC FOA/A
942	O	009	S	1	Mr A Tushingham		WIGAN MBC FOA/A
943	O	004	S	1	Marilyn Riding		WIGAN MBC FOA/A
944	O	010	S	1	Edward Ryan		WIGAN MBC FOA/A
945	O	010	S	1	Ann Gorner		WIGAN MBC FOA/A
946	O	010	S	1	Ben Daniel Gorner		WIGAN MBC FOA/A
947	O	010	S	1	Gabrielle Maria Gorner		WIGAN MBC FOA/A
948	O	009	S	1	Sheila Jones		WIGAN MBC FOA/A
949	O	008	S	1	Gary W Jones		WIGAN MBC FOA/A
950	O	005	S	1	Allan Jones		WIGAN MBC FOA/A
951	O	011	S	1	Mr Michael W Kelly		WIGAN MBC FOA/A
952	O	015	S	1	Mrs V Kelly		WIGAN MBC FOA/A
953	O	004	S	1	J A Pendlebury		WIGAN MBC FOA/A
954	O	004	S	1	PJ Pendlebury		WIGAN MBC FOA/A
955	O	016	S	1	S Leonard		WIGAN MBC FOA/A
956	O	005	S	1	Harry Millington		WIGAN MBC FOA/A
957	O	011	S	1	Patricia A Donnelly		WIGAN MBC FOA/A
958	O	009	S	1	Mary Shorrocks		WIGAN MBC FOA/A
959	O	009	S	1	Mrs Heather Williams		WIGAN MBC FOA/A
960	O	010	S	1	Mrs P A Grimshaw		WIGAN MBC FOA/A

961	O	008	S	1	Mrs Doreen Glover		WIGAN MBC FOA/A
962	O	010	S	1	Teresa Garland		WIGAN MBC FOA/A
963	O	006	S	1	karen Gibson		WIGAN MBC FOA/A
964	O	014	S	1	A Pennington		WIGAN MBC FOA/A
965	O	015	S	1	F Heaton		WIGAN MBC FOA/A
966	O	001	S	1	Eileen Critchley		WIGAN MBC FOA/A
967	O	006	S	1	Mrs Eryl Cross		WIGAN MBC FOA/A
968	O	013	S	1	Roger K Dandridge		WIGAN MBC FOA/A
969	O	008	S	1	R J Brown		WIGAN MBC FOA/A
970	O	003	S	1	Norah Bradshaw		WIGAN MBC FOA/A
971	O	006	S	1	Mrs K Birkett		WIGAN MBC FOA/A
972	O	016	S	1	Debbie Gaynor		WIGAN MBC FOA/A
973	O	008	S	1	Margaret Cook		WIGAN MBC FOA/A
974	O	005	S	1	Mrs P M Forster		WIGAN MBC FOA/A
975	O	002	S	1	Mrs Edna Brown		WIGAN MBC FOA/A
976	O	003	S	1	Mrs T Wood		WIGAN MBC FOA/A
977	O	008	S	1	Anne Maliczewski		WIGAN MBC FOA/A
978	O	014	S	1	Mr J W Fleming		WIGAN MBC FOA/A
979	O	006	S	1	Mr Stanley L Brown		WIGAN MBC FOA/A
980	O	006	S	1	Jean Haddock		WIGAN MBC FOA/A
981	O	005	S	1	A M Catterall		WIGAN MBC FOA/A
982	O	002	S	1	Lesley Kinsella		WIGAN MBC FOA/A
983	O	005	S	1	Mrs Sheila Majakari		WIGAN MBC FOA/A
984	O	005	S	1	D Glover		WIGAN MBC FOA/A
985	O	007	S	1	W MacDonald		WIGAN MBC FOA/A
986	O	011	S	1	Joan Quick		WIGAN MBC FOA/A
987	O	011	S	1	Anthony Quick		WIGAN MBC FOA/A
988	O	011	S	1	Miss A L Prescott		WIGAN MBC FOA/A
990	O	011	S	1	Barbara Parkinson		WIGAN MBC FOA/A
991	O	011	S	1	Marian Ochwat		WIGAN MBC FOA/A
992	O	011	S	1	Stefan Ochwat		WIGAN MBC FOA/A
993	O	011	S	1	George Swindell		WIGAN MBC FOA/A
994	O	010	S	1	Hazel Louise Gorner		WIGAN MBC FOA/A
995	O	010	S	1	Andrew Gaynor		WIGAN MBC FOA/A
996	O	009	S	1	Patricia M Shannon		WIGAN MBC FOA/A
997	O	011	S	1	Dinah Middleton		WIGAN MBC FOA/A
998	O	011	S	1	J Fairhurst		WIGAN MBC FOA/A
999	O	011	S	1	T Doyle		WIGAN MBC FOA/A
A01	O	010	S	1	Anna Louise Calder		WIGAN MBC FOA/A
A02	O	010	S	1	Peter Cain's Butchers		WIGAN MBC FOA/A
A03	O	010	S	1	Linda Croston		WIGAN MBC FOA/A
A04	O	010	S	1	Jane Moore		WIGAN MBC FOA/A
A05	O	010	S	1	Friends of Ashton		WIGAN MBC A05/A
A06	O	010	S	1	Mrs Hilary Davies		WIGAN MBC FOA/A
A07	O	010	S	1	Paula Jayne Green		WIGAN MBC FOA/A
A08	O	010	S	1	Joseph Garland		WIGAN MBC FOA/A
A09	O	010	S	1	Mr James Crook		WIGAN MBC FOA/A

A10	O	010	S	1	Mr John Crook		WIGAN MBC FOA/A
A11	O	010	S	1	B Carney		WIGAN MBC FOA/A
A12	O	010	S	1	Frank Brown		WIGAN MBC FOA/A
A13	O	010	S	1	Mr J Bentham		WIGAN MBC FOA/A
A14	O	010	S	1	M Withington		WIGAN MBC FOA/A
A15	O	010	S	1	Helen Whalley		WIGAN MBC FOA/A
A16	O	010	S	1	William James Wilkes		WIGAN MBC FOA/A
A17	O	010	S	1	Joanne Young		WIGAN MBC FOA/A
A18	O	010	S	1	John G Bradshaw		WIGAN MBC FOA/A
A19	O	0101	S	1	G Sheedy		WIGAN MBC FOA/A
A20	O	010	S	1	Jayne Johnson		WIGAN MBC FOA/A
A21	O	011	S	1	Mrs I B Eaves		WIGAN MBC FOA/A
A22	O	010	S	1	Greta Kearsley		WIGAN MBC FOA/A
A23	O	010	S	1	Margaret Thompson		WIGAN MBC FOA/A
A24	O	010	S	1	Richard Prescott		WIGAN MBC FOA/A
A25	O	010	S	1	John Melling		WIGAN MBC FOA/A
A27	O	010	S	1	I R Clarence		WIGAN MBC FOA/A
A28	O	010	S	1	Mr P Majakari		WIGAN MBC FOA/A
A29	O	011	S	1	Brenda Edwards		WIGAN MBC FOA/A
A30	O	011	S	1	Alan Edwards		WIGAN MBC FOA/A
A31	O	011	S	1	Mrs M McKechnie		WIGAN MBC FOA/A
A32	O	011	S	1	Alan Hurst		WIGAN MBC FOA/A
A33	O	011	S	1	Thomas Hughes		WIGAN MBC FOA/A
A34	O	011	S	1	K Hilton		WIGAN MBC FOA/A
A35	O	012	S	1	Albert Atherton		WIGAN MBC FOA/A
A36	O	011	S	1	Julia Allen		WIGAN MBC FOA/A
A37	O	010	S	1	B Potter		WIGAN MBC FOA/A
A38	O	011	S	1	Mrs K W Parker		WIGAN MBC FOA/A
A39	O	011	S	1	Barbara Hodgkinson		WIGAN MBC FOA/A
A40	O	001	S	1	F W Appleton		WIGAN MBC FOA/A
A41	O	008	S	1	Alastair Stitt		WIGAN MBC FOA/A
A42	O	009	S	1	Ian Campbell		WIGAN MBC FOA/A
A43	O	010	S	1	Allen James Johnson		WIGAN MBC FOA/A
A44	O	008	S	1	Mr A Simpson		WIGAN MBC FOA/A
A45	O	015	S	1	Mr Robert Richard Hughes		WIGAN MBC FOA/A
A46	O	008	S	1	Paul A Tushingam		WIGAN MBC A05/A
A47	O	007	S	1	Mrs I Prescott		WIGAN MBC FOA/A
A48	O	014	S	1	Mrs Carol Spencer		WIGAN MBC FOA/A
A49	O	013	S	1	E J Clarence		WIGAN MBC FOA/A
A50	O	003	S	1	Michael David Iredale		WIGAN MBC FOA/A
A51	O	010	S	1	Warren Pennington		WIGAN MBC FOA/A
A52	O	003	S	1	Beryl Helsby		WIGAN MBC FOA/A
A53	O	005	S	1	Geoffrey MacDonald		WIGAN MBC FOA/A
A54	O	002	S	1	Andrea Hilton		WIGAN MBC FOA/A
A55	O	013	S	1	W Carney		WIGAN MBC FOA/A
A56	O	002	S	1	M Owen		WIGAN MBC FOA/A
A57	O	013	S	1	Matthew Tushingam		WIGAN MBC FOA/A

A58	O	010	S	1	W D Gibson		WIGAN MBC FOA/A
A59	O	010	S	1	Pauline Campbell		WIGAN MBC FOA/A
A60	O	009	S	1	Ashton Cycles		WIGAN MBC FOA/A
A61	O	010	S	1	Alan Dean		WIGAN MBC FOA/A
A62	O	010	S	1	D Cunliffe		WIGAN MBC FOA/A
A63	O	010	S	1	Paula Cunliffe		WIGAN MBC FOA/A
A64	O	010	S	1	Angela Catterall		WIGAN MBC FOA/A
A65	O	010	S	1	George Croston		WIGAN MBC FOA/A
A66	O	010	S	1	Cyril Catterall		WIGAN MBC FOA/A
A67	O	016	S	1	Steven Sheehan		WIGAN MBC FOA/A
A68	O	010	S	1	Bernard Mattison		WIGAN MBC FOA/A
A69	O	010	S	1	A I Bullough		WIGAN MBC FOA/A
A70	O	010	S	1	Mrs Dawn Wilson		WIGAN MBC FOA/A
A71	O	010	S	1	Mrs K Maddocks		WIGAN MBC FOA/A
A72	O	010	S	1	R F Bullough		WIGAN MBC FOA/A
A73	O	010	S	1	Cissie Garston		WIGAN MBC FOA/A
A74	O	010	S	1	George McCathie		WIGAN MBC FOA/A
A75	O	010	S	1	Susan Holt		WIGAN MBC FOA/A
A76	O	010	S	1	David Thompson		WIGAN MBC FOA/A
A77	O	010	S	1	Natalie Gibson		WIGAN MBC FOA/A
A78	O	010	S	1	Mr S J Winstanley		WIGAN MBC FOA/A
A79	O	010	S	1	Mr P Redmond		WIGAN MBC FOA/A
A80	O	010	S	1	Mrs M Leyland		WIGAN MBC FOA/A
A81	O	010	S	1	Mrs H M Francis		WIGAN MBC FOA/A
A82	O	010	S	1	Mrs J Smith		WIGAN MBC FOA/A
A83	O	010	S	1	J Marsh		WIGAN MBC FOA/A
A84	O	010	S	1	Derek Woods		WIGAN MBC FOA/A
A85	O	010	S	1	Mrs Sheila Dandridge		WIGAN MBC FOA/A
A86	O	010	S	1	Mrs M Johnson		WIGAN MBC FOA/A
A87	O	010	S	1	Freda Woods		WIGAN MBC FOA/A
A88	O	010	S	1	Daniel Gibson		WIGAN MBC FOA/A
A89	O	010	S	1	Roy Calder		WIGAN MBC FOA/A
A90	O	010	S	1	Mrs M Crossley		WIGAN MBC FOA/A
A91	O	010	S	1	Valerie Middleton		WIGAN MBC FOA/A
A92	O	010	S	1	Mrs H Harris		WIGAN MBC FOA/A
A93	O	010	S	1	M W Doyle		WIGAN MBC FOA/A
A94	O	014	S	1	Mr L Prescott		WIGAN MBC FOA/A
A95	O	010	S	1	W A PAYNE		WIGAN MBC FOA/A
A96	O	010	S	1	Ashton Cycles		WIGAN MBC FOA/A
A97	O	010	S	1	D A Payne		WIGAN MBC FOA/A
A98	O	010	S	1	Mrs Hilda Payne		WIGAN MBC FOA/A
A99	O	007	S	1	Lisa Greenhalgh		WIGAN MBC FOA/A
B01	O	007	S	1	J McDougall		WIGAN MBC FOA/A
B02	O	007	S	1	W J McDougall		WIGAN MBC FOA/A
B03	O	009	S	1	D J Holden		WIGAN MBC FOA/A
B04	O	007	S	1	George Conway		WIGAN MBC FOA/A
B05	O	010	S	1	E Brash		WIGAN MBC FOA/A

B30	O	006	S	1	Mr Kinsella		WIGAN MBC FOA/A
B31	O	008	S	1	William E Coyle		WIGAN MBC FOA/A
B32	O	010	S	1	Kathleen Jones		WIGAN MBC FOA/A

Supporters of Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
343	S	001	S	1	Ian Whittaker		
418	S	020	S	1	GMPTE		

Draft Deposit Objections Unconditionally Withdrawn

Ref No	a	b	c	d	Name	Agent	Response Ref.
709	O	001	S	1	Liberty Simons Ltd		

Main Issues

Whether this policy is appropriate, having regard to:

- the relationship between Part 1 and Part 2 policies;
- the framework of national planning policy guidance;
- the identification of Main Town Centres;
- the vitality and viability of centres;
- the sequential approach;
- the relationship of out-of-centre retail development to the hierarchy of centres;
- the effect of development on centres outside the Borough;
- the detailed boundaries of a defined local centre;
- the identification of a particular local centre;
- grammatical aspects.

Inspector's Considerations and Conclusions

The relationship between Part 1 and Part 2 policies

11.9 An objector argues that policy S1 does not relate well to other policies in the plan, notably policy S1G. PPG12 (paragraph 1.8) advises that Part 1 policies such as S1 are intended to present aspects of the LPA's strategy for their area. Part 2 policies such as S1G are intended to provide the framework for the development and use of land. A proposal relating to the development and use of land must satisfy the relevant elements of both the Part 1 and Part 2 policies.

The framework of national planning policy guidance

11.10 RDD policy S1 defines a hierarchy of centres within the Borough based on their scale and function. It confirms that these will be promoted as the principal locations for shopping, offices, entertainment, leisure, cultural and community facilities. The scale and type of development and change of use will be related to the position of the centre in the hierarchy. Account will be taken of any adverse impact on the character, function or

environment of the centre or the amenity of residential areas. Proposals for retail and/or commercial leisure development outside these centres will be considered against the sequential approach to site selection and the need for the development. Objectors argue that there is a need to sustain existing town centre facilities, not increase them.

11.11 The Wigan Borough Retail Study shows that the centres within Wigan are progressively losing trade to larger regional centres. Such a trend reinforces an unsustainable pattern of settlement by stimulating increasingly long distance shopping trips, predominantly by car. In order to sustain the established centres of the Borough, let alone increase the level of activity within them, it is necessary to define a hierarchy and use this as the basis for decisions in relation to proposals for retail and other town centre development.

11.12 Such an approach is in conformity with the advice of PPS6. This confirms (paragraph 1.3) that the Government's key objective is to promote the vitality and viability of town centres. To achieve this paragraph 1.6 advises that development plans should set out a hierarchy of centres where investment in new retail and other development will be promoted and existing provision enhanced. I conclude that the definition of a hierarchy of centres in policy S1 is an essential pre-requisite to their sustenance as sought by objectors. This is because, depending on the circumstances and opportunities of each centre, development might be required to meet not only an expansion of the demand for goods and services but also to retain current levels of activity in the face of competition from outside the Borough. That retention of current levels of activity is, of course, vital to the maintenance of the present range of activity in each centre, including that provided by the smaller businesses. The hierarchy presented in policy S1 will help guide this to the centre where commercial benefits can be maximised and environmental costs can be minimised.

The identification of Main Town Centres

11.13 Policy S1 identifies both Wigan and Leigh as Main Town Centres. An objector argues that only Wigan town centre should be assigned to that role. The reasoned justification for policy S1 recognises that Leigh town centre is smaller than Wigan town centre but notes that it is significantly larger than the 7 town centres in the tier below it. Its catchment area is largely independent from that of Wigan and includes the towns of Atherton and Tyldesley. The relative size of Leigh town centre is demonstrated by the number of town centre units at ground floor or mall level. Wigan has 556, Leigh has 383 and none of the town centres below them in the hierarchy have more than 226. The average number for the 7 identified town centres is only 173 units. It is clear, therefore, by reason of its function and size, that Leigh town centre is distinctly more important than the identified town centres and should be classified as a Main Town Centre.

The vitality and viability of centres

11.14 The second element of policy S1 provides that the centres which are identified within each tier of the hierarchy will be promoted as the principal locations for shopping,

offices, entertainment, leisure, cultural and community facilities. The scale and type of development and changes of use will be related to the position of the centre in the hierarchy and regard will be had to any adverse impact on the character, function or environment of the centre or the amenity of residential areas.

11.15 An objector expresses concern that this wording could imply that development within centres could be refused if there was an adverse impact on vitality and viability of the centre. He considers that such an approach would be inconsistent with the advice of the now superseded PPG6 because development within centres would, by definition, sustain and enhance them.

11.16 The second element of the policy does not present the effect on vitality and viability as a test for development and, therefore, the objector's concerns are misplaced. I do not share his view that any kind of development within a centre would promote its vitality and viability. Certain types of development, by for instance reducing its retail component or otherwise reducing its attractiveness to visitors, could reduce this. The effect of development on the vitality and viability of centres is the first of the Government's key objectives for town centres and retail developments as confirmed by PPS6 (paragraph 1.3). It is expressed in UDP policies S1A, S1B and S1F.

The sequential approach

11.17 The third element of policy S1 provides that proposals for retail and/or commercial leisure development outside the identified centres will be considered against the sequential approach to site selection and the need for the development. An objector, at FDD stage, argues that the sequential approach should be clarified. Policy S1 is a Part 1 policy. Its reference to the control of proposals for development outside of centres is amplified by Part 2 policy S1F. This refers to the requirement that an applicant for such development should demonstrate the need for it and that a sequential approach to site selection has been undertaken. Text added to the reasoned justification to policy S1F at RDD stage explains in detail the meaning of the sequential approach in terms which conform to the advice of PPS6. I conclude that this satisfies the concerns of the objector.

The relationship of out-of-centre retail development to the hierarchy of centres

11.18 An objector argues that the hierarchy of centres presented in policy S1 should incorporate existing out-of-centre retail developments such as that at Robin Park. The hierarchy presented in this policy relates to centres identified in conformity with the advice of PPS6 (Annex A). It is clear from this, and also paragraph 1.8, that such places are those where not only retail activities but many other major generators of travel should be located. These are expected to include housing, leisure, entertainment, offices, arts, culture tourism facilities and other uses. As paragraph 1.5 advises, these should be in locations which promote sustainable transport choices, including reducing the need to travel and providing alternatives to car use. It would, therefore, be inappropriate to incorporate into the hierarchy a predominantly retail centre which serves an overwhelmingly car-borne clientele.

11.19 The objector refers to the now superseded PPG6 (paragraph 1.17) which advised that, wherever there is a clearly defined need for major travel-generating uses which cannot be accommodated in or on the edge of existing centres, it may be appropriate to combine them with existing out-of-centre developments. This gave advice on how a particular sort of development proposal might be determined. It did not support the objector's view that out-of-centre retail development should be incorporated within the defined hierarchy of centres.

The effect of development on centres outside the Borough

11.20 An objector expresses concern that policy S1 fails to address the effect of development within the identified centres on the vitality and viability of centres outside the Borough. Policy S1 provides, however, that the scale and type of development will be related to the position of the centre in the hierarchy. It, therefore, secures that development would be of an appropriate scale for a main town centre, town centre or local centre. By this means it presumes against development which would be significantly larger than that which is appropriate to one of the listed centres and which could potentially harm centres beyond the Borough.

11.21 In respect of retail developments outside the identified hierarchy of centres, policy S1F requires, among other things, that this must not by itself or together with recently completed developments or outstanding planning permissions, harm the vitality or viability of any town centre or local centre. This requirement is unqualified and applies equally to centres within and outside the Borough.

The detailed boundaries of a defined local centre

11.22 Policy S1, in its stated retail hierarchy, refers to the Newtown local centre. An objector argues that the boundaries of this, as presented on the proposals map, should be extended to include the Robin Park Road Fire Station which lies adjacent to its northern edge and which its owners intend to vacate. A fire station is not a local centre use. For this reason it is not appropriate to include the site in the defined area to which policy S1D is to apply. The UDP (policy S1F) does, in any case, provide a framework for the determination of a planning application for the redevelopment of this site for local centre uses should this be forthcoming. I conclude, for this reason, that there is no need to extend the boundary of the Newtown local centre.

The identification of a particular local centre

11.23 Policy S1 identifies a number of local centres, one of which is described as 'Lowton'. An objector contends that it should be called 'Lowton St Luke's'. There is only one local centre shown on the proposals map in the Lowton area, however, so the abbreviated name cannot lead to confusion as to the policy which applies to it.

Grammatical aspects

11.24 An objector correctly notes that the word ‘principle’ in the first sentence of the second paragraph of the reasoned justification to policy S1 should be spelled ‘principal’.

Recommendation

I recommend:

(REC 11.2) that the RDD be modified by the deletion of the word ‘principle’ in the first sentence of the second paragraph of the reasoned justification to policy S1 and its replacement with ‘principal’.

(REC 11.3) that no other modification be made to the RDD in response to these objections.

S1A PRINCIPAL SHOPPING AREAS

Objections to Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
253	O	006	S	1A	MSF Motor Group Limited	CgMs Ltd	WIGAN MBC S1A
343	O	002	S	1A	Ian Whittaker		WIGAN MBC S1A
702	O	017	S	1A	Tescos Stores Ltd	The Development Planning Partnership	WIGAN MBC S1A

Main Issues

Whether this policy is appropriate, having regard to:

- the title of Principal Shopping Areas;
- the relationship between policy S1A and the sequential approach;
- the extent of the Principal Shopping Area in the main town centre of Wigan;
- the appropriateness of identifying Principal Shopping Areas in Leigh and the smaller town centres.

Inspector's Considerations and Conclusions

The title of Principal Shopping Areas

11.25 Policy S1A provides that, at ground floor or mall level, within the Principal Shopping Areas of Wigan, Leigh, Atherton, Ashton-in-Makerfield, Golbourne, Hindley, Pemberton, Standish and Tyldesley town centres, the development of or change of use to shops will be permitted. Food and drink outlets and financial and professional services provided principally to visiting members of the public will be permitted provided that stated criteria are satisfied. Other uses will be permitted only when the stated criteria are met and it can be demonstrated that the use cannot reasonably be located outside Principal Shopping Areas. In so doing it satisfies the concerns of an objector that the policy should provide for the assessment of the impact of non-A1 development on the defined area.

11.26 Policy S1A relates to what the LPA refers to as Principal Shopping Areas. The related reasoned justification informs that these are the areas in each centre with the most significant concentrations of retail uses. Retailing is considered to be the core function of town centres. Principal Shopping Areas are identified by the UDP in order to ensure that a concentration of retail activity is maintained and enhanced. The LPA regards this approach as in conformity with the advice of the now superseded PPG6 (paragraph 1.7) that it may be appropriate to designate areas of town centres for retaining or enhancing the provision of particular uses such as shopping. PPS6 (paragraph 2.16) advises that LPAs should define the area of both town centres and of primary shopping areas within these.

11.27 An objector refers to the advice of the now superseded PPG6 (annex B, paragraph 6) that plans may distinguish between primary and secondary frontages in town centres and consider their relative importance to the character of the centre. Primary and secondary areas should be differentiated on the proposals map if different policy approaches to each are set out in the plan. He advocates that the term 'primary shopping area' should be used instead of 'Principal Shopping Area'.

11.28 The LPA has deliberately not used the term 'primary shopping area' because, particularly in Wigan town centre, the primary shopping frontages are dispersed. For that reason a primary shopping area could not be defined on the basis of PPG6 advice, which was current at the time of plan preparation. Instead the UDP adopts the concept of Principal Shopping Areas which are defined, not on the basis of changes in rental values, but upon land use. The Principal Shopping Areas are, therefore, defined to include not only primary retail frontages but also secondary retail frontages which are well related to these. I conclude that this approach conforms to the advice of PPS6 (Annex A, table 2) and also PPG12 (paragraph 3.3) in that it seeks to implement national planning guidance at the local level having regard to the particular circumstances of Wigan town centre. The use of a different term is justified by the need to distinguish the approach taken by the UDP from the advice of the former PPG6 and the current PPS6.

The relationship between policy S1A and the sequential approach

11.29 The final element of policy S1A provides that uses other than shops, food and drink outlets and financial and professional services will be permitted at ground level in Principal Shopping Areas only where there would be no adverse impact on the vitality and viability of the Principal Shopping Area, a shop window with a suitable window display will be incorporated and the use could not reasonably be located outside that area. An objector argues that this introduces an inverse sequential approach which steers such development to the Principal Shopping Area as a last resort rather than as a first resort. This is quite appropriate, however, since the development would not be a shop or a food and drink outlet or provide financial and professional services. It would, instead, be a use which would not harm the vitality and viability of the Principal Shopping Area and be of a type which is not appropriate elsewhere.

11.30 An objector expresses concern that policy S1A implies that retail uses will not be acceptable outside Principal Shopping Areas. The plan must be read as a whole however. Policy S1B provides that, in the parts of town centres which lie outside the defined Principal Shopping Areas, the development of or change of use to a range of defined uses, including shops, will be permitted provided that, among other things, this would not adversely affect the vitality and viability of the centre including the Principal Shopping Area and/or the part of the town centre concerned.

11.31 The same objector argues that the then extant PPG6 provides no barrier to retail development in town centres. The text of policies S1A and S1B does not presume against retail development in town centres, whether in the Principal Shopping Areas or elsewhere. It simply requires that, if it is located outside the Principal Shopping Area, it

must be of a scale and character appropriate to the size, function and character of the centre, not adversely affect vitality and viability of the centre, including the Principal Shopping Area and be compatible with surrounding land uses. This is consistent with the advice of PPS6 (paragraph 2.41) that the scale of development should relate to the role and function of the centre and (paragraph 1.3) that it should promote vitality and viability.

The extent of the Principal Shopping Area in the main town centre of Wigan

11.32 An objector expresses concern that the proposed Principal Shopping Area of Wigan does not include the Grand Arcade scheme. It, therefore, fails to fully encapsulate the areas where retail uses predominate. The LPA confirms that it has defined the Principal Shopping Areas to ensure that locations without a predominant frontage of shop fronts are excluded. At present the Grand Arcade site has very little retail use in it. It does not, therefore, qualify for inclusion within the Principal Shopping Area. The development of this site is subject to RDD policy S1C. This requires that retail development within it should be fully integrated into the adjoining Principal Shopping Area at Standishgate, thus securing that it will function as part of the consolidated retail core of the town centre. Retail elements of this development, when completed, can be incorporated within the Principal Shopping Area at the next plan review. I conclude, for these reasons, that it is at present not appropriate to incorporate the Grand Arcade scheme into the Principal Shopping Area for Wigan town centre.

11.33 Another objector argues that Wallgate and King Street should be included within the Principal Shopping Area of Wigan town centre because they accommodate uses typical of a town centre. The stated purpose of the Principal Shopping Area is to ensure that a central concentration of retail activity is maintained and enhanced within the town centre. Wallgate and King Street serve a predominantly evening economy with a wide variety of bars and clubs. Such shops as exist are in secondary locations isolated from primary retail frontages. For these reasons I conclude that Wallgate and King Street are appropriately included in the designated Wigan town centre but not within the Principal Shopping Area.

The appropriateness of identifying Principal Shopping Areas in Leigh and the smaller town centres

11.34 An objector argues that the designation of Principal Shopping Areas in Leigh and the seven town centres does not assist the proper planning of these. The advice of the now superseded PPG6 (paragraph 1.7) did not differentiate between centres of different sizes when it advised that it may be appropriate to designate areas of town centres for retaining or enhancing the provision of particular uses such as shopping. PPS6 (Annex A, tables 1 and 2) indicates that areas where retail development is concentrated may be defined in all types of centre from the City to the local scale. This confirms that the objective of strengthening the retail role of the smaller town centres is as valid as that of strengthening Wigan town centre itself.

11.35 This approach is of particular importance in the smaller town centres because these are especially vulnerable to the diversion of retail activity to the larger town centres and edge and out-of-centre retail facilities, with a consequent reduction in the vitality and viability of the centre as a whole. The maintenance of a strong retail element in the smaller centres is vital to secure that the less mobile sections of the community have access to as wide a range of retail services as possible in the interests of promoting an inclusive society.

Recommendation

I recommend:

(REC 11.4) that no modification be made to the RDD in response to these objections.

S1B TOWN CENTRES

Objections to Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
102	O	001	S	1B	Jill Stephenson		WMBC S1B
253	O	007	S	1B	MSF Motor Group Limited	CgMs Ltd	WMBC S1B
532	O	002	S	1B	Waterside Property Investments LLP	Matthews and Goodman	WIGAN MBC 532/A
702	O	018	S	1B	Tescos Stores Ltd	The Development Planning Partnership	WMBC S1B
706	O	004	S	1B	BT Plc	RPS Plc.	WMBC S1B
719	O	001	S	1B	Missing Label Manufacturers	Michael Courcier and Partners	WMBC S1B

Note

This policy is subject to DINC7.

Objection 253/007 is dealt with in the section of this report which relates to policy S1A.

Main Issues

Whether this policy is appropriate, having regard to:

- the definition of the Wigan town centre boundary;
- the definition of the Leigh town centre boundary;
- the definition of the Tyldesley town centre boundary;
- the scope for the application of policy to a part of a defined centre.

Inspector's Considerations and Conclusions

The definition of the Wigan town centre boundary

11.36 Policy S1B provides that, in town centres other than within Principal Shopping Areas, the development of or change of use to shops, food and drink outlets, financial and professional services, taxi/private hire booking offices, hotels, community and cultural facilities, leisure and entertainment uses and housing will be permitted, provided it conforms to stated criteria.

11.37 The boundary of Wigan town centre is defined on the proposals map. An objector argues that its southern boundary should be extended to include all of the land to which policy A1K (the integration of Wigan railway stations) applies. The part of this designation which lies outside the defined town centre comprises the main line railway lines and the platforms at Wigan North Western Station, together with the railway arches beneath the railway line which front on to Queen Street, and a small area of land to the south of that highway.

11.38 The platforms and railway tracks are transport uses which are beneficially sited adjacent to the defined town centre but, because they are to continue in that use, would serve no planning function by being included within the town centre. The railway arches are accessed from Queen Street which is on the opposite side of the railway line from the town centre. The embankment and viaduct which supports the railway line at this point provide a distinct barrier to movement in this area. They therefore provide a clear boundary for the town centre. Extension of the town centre boundary in this location would encompass areas which are visually and functional distinct from the remainder of that area. It would fail to sustain its vitality contrary to the advice of PPS6.

11.39 An objector contends that the Court buildings, various educational institutions, the Wigan Pier Quarter and the Tesco Extra store on Northway should be included within an extended town centre boundary for Wigan. All of these locations are, however, separated from the main concentration of retail and other town centre uses by significant visual and functional barriers to pedestrian movement. To the north, west and east of the town centre these are imposed by major roads, in particular the line of the town centre relief road. For much of its length this is of dual carriageway standard. To the south of the town centre the barrier is created by the viaduct and embankment of the railway line and by the visually unattractive route between that point and the Wigan Pier Quarter. The inhibition to this as a pedestrian route is reinforced by intrusive traffic noise and fumes along this main road access. Having regard to the advice of PPS6 (Annex A, table 2) I consider that the sites referred to are very much edge-of-centre and out-of-centre locations. The town centre boundary should not be extended to include them.

11.40 A further objector seeks the inclusion of the BT automatic telephone exchange at Dorning Street within the Wigan town centre boundary. Such an activity is not one which attracts significant numbers of visits from members of the public and which should, therefore, be located where it can benefit from accessibility by sustainable transport modes. It is not, therefore, a use which serves a town centre function. It need not be located within an area defined to promote this.

The definition of the Leigh town centre boundary

11.41 An objector argues that the boundary of Leigh town centre, as proposed in the replacement UDP, should be extended in the vicinity of the Bridgewater Canal and the Albion Engineering Works to conform to the boundary of that town centre as shown on the proposals map of the adopted UDP. The LPA agrees that this will enable the appropriate expansion of Leigh town centre. It proposes DINC7 to secure this. I conclude that this satisfies the concerns of the objector.

The definition of the Tyldesley town centre boundary

11.42 An objector argues that the defined town centre boundary for Tyldesley should be extended to the north west to include the sales premises of a conservatory company, a DIY retail warehouse and a drive-through restaurant. These are separated from the consolidated area of shops, restaurants and public houses along Elliott Street and the

southern part of Castle Street by an area of housing and by the Tyldesley swimming baths. This latter building presents a lengthy blank brick frontage to Castle Street. The area identified by the objector is separated visually from the commercial centre of Tyldesley by these features. It is separated from it functionally by the constant flow of traffic along Castle Street. The majority of the premises referred to by the objector are accessed directly by car-borne shoppers. The restaurant is operated on a drive-through basis and the DIY retail warehouse has its own extensive car park. The distance of the latter premises from the defined town centre, and particularly from the Principal Shopping Area within it, must inhibit shared trips. For these reasons I conclude that the area identified by the objector does not form part of the town centre of Tyldesley in functional or visual terms. To extend the town centre boundary to include it would dilute the concentration of activity which is necessary to maintain the vitality and viability of this centre.

The scope for the application of policy to a part of a defined centre

11.43 Criteria (a) and (b) of policy S1B both provide that regard may be had to the effect of a development proposal on part of a defined centre. An objector contends that there is no support for such an approach in the now superseded PPG6. In his view, policy should be applied to centres as a whole. PPS6 (Annex A, table 1) does, however, advise that in planning for the future of town centres LPAs should consider the function of different parts of the centre and how these contribute to its overall vitality and viability. This guidance, therefore, supports a fine grain approach to decision making which differentiates between parts of centres.

Recommendation

I recommend:

(REC 11.5) that the RDD be modified by the extension of the boundary of Leigh town centre in accordance with DINC7.

(REC 11.6) that no other modification be made to the RDD in response to these objections.

S1C RETAIL DEVELOPMENT - STATION ROAD, WIGAN TOWN CENTRE

Objections to Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
572	O	033	S	1C	Peter Sargeant FRTPI		WIGAN MBC 572/A

Draft Deposit Objections Unconditionally Withdrawn

Ref No	a	b	c	d	Name	Agent	Response Ref.
424	O	026	S	1C	Government Office for the North West		

Main Issue

Whether this policy is appropriate, having regard to the planning status of the site.

Inspector's Considerations and Conclusions

11.44 Policy S1C provides that a particular site in Wigan town centre is allocated for a retail-led redevelopment. An objector contends that such a specific policy is not necessary because it simply reflects a planning permission that has been granted for a particular scheme. This is not the case, however. The site has been the subject of several planning applications and, at the time of the inquiry, further planning applications were anticipated. The policy is intended not to reflect the provisions of a particular planning permission but to confirm the LPA's strong commitment to the comprehensive development of a particular town centre site.

Recommendation

I recommend:

(REC 11.7) that no modification be made to the RDD in response to this objection.

S1D LOCAL CENTRES

Objections to Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
683	O	003	S	1D	Greater Manchester County Fire Service	Matthews and Goodman	WIGAN MBC 683/A
702	O	002	S	1D	Tescos Stores Ltd	The Development Planning Partnership	WMBC 702 PART
702	O	024	S	1D	Tescos Stores Ltd	The Development Planning Partnership	WMBC 702 PART

Draft Deposit Objections Conditionally Withdrawn

Ref No	a	b	c	d	Name	Agent	Response Ref.
562	O	001	S	1D	Sainsbury's Supermarkets	Turley Associates	WMBC 562/564 S1D
564	O	002	S	1D	Aldi Stores Ltd	Turley Associates	WMBC 562/564 S1D

Objections to Revised Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
572	O	104	S	1D	Peter Sargeant FRTPI		WIGAN MBC 572/A

Note

Objection 683/003 is dealt with in the section of this report which relates to policy S1.

Main Issues

Whether this policy is appropriate, having regard to:

- the identification of local centres;
- the provision made in respect of larger retail developments within local centres;
- grammatical aspects.

Inspector's Considerations and Conclusions

The identification of local centres

11.45 Policy S1D provides that, within local centres, the development of or change of use to shops, food and drink outlets, financial and professional services, offices, taxi/private hire booking offices, community and cultural facilities and other uses appropriate to a local centre will be permitted provided that stated criteria are satisfied. The conversion of ground floor residential properties to commercial use and the provision of new residential development or use at the ground floor on a main frontage will be permitted only in specified circumstances.

11.46 Policy S1D relates to the 25 local centres identified in policy S1. An objector argues that there may be a need for the identification of additional local centres in situations where there is a gap in provision or where major housing development is proposed. He advocates that the identification of local centres is based on a thorough assessment of the Borough.

11.47 The LPA confirms that the identification of local centres for the purposes of policy S1 was based on a comprehensive survey. This assigned locations to the local centres category on the basis of a formal scoring system based on the range of facilities present. No objectors have identified any particular centre that has been omitted from the list. There is, therefore, no basis on which I can conclude that the list of local centres is incomplete.

11.48 The UDP does not prevent the creation of new local centres. Policy S1E permits small shops and other services outside the identified town and local centres, subject to considerations of accessibility, road safety and amenity. Larger shops (up to 500 square m gross floor space) would also be permitted provided that no suitable sites or buildings are available in or on the edge of a nearby town or local centre from which a similar catchment could be served. These initiatives could, potentially, lead to the creation of additional local centres which could be identified at a future plan review.

The provision made in respect of larger retail developments within local centres

11.49 At the FDD stage policy S1D provided, among other things, that proposals for retail development of over 500 square m gross in local centres would be considered against policy S1F. Objectors argued that this was arbitrary and not justified by reference to the then extant PPG6. The LPA concurs and, at RDD stage, deleted this element of policy S1D. I conclude that this satisfies the concerns of the objectors.

Grammatical aspects

11.50 An objector argues that the word ‘takeaways’ in the first sentence of the third paragraph of the reasoned justification to policy S1D should be replaced by ‘take-aways’. I agree that this would be the correct presentation. The same objector contends that the word ‘café’ should be accented. It can, however, be presented with or without an accent.

Recommendation

I recommend:

(REC 11.8) that the RDD be modified by the deletion of the word ‘takeaways’ in the first sentence of the third paragraph of the reasoned justification to policy S1D and its replacement with ‘take-aways’.

(REC 11.9) that no other modification be made to the RDD in response to these objections.

S1E SMALL SHOPS AND SERVICES

Objections to Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
702	O	023	S	1E	Tescos Stores Ltd	The Development Planning Partnership	WMBC 702 PART

Objections to Revised Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
572	O	105	S	1E	Peter Sargeant FRTPI		WIGAN MBC 572/A
702	O	035	S	1E	Tescos Stores Ltd	The Development Planning Partnership	WMBC 702 PART

Supporters of Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
706	S	001	S	1E	BT Plc	RPS Plc.	

Main Issues

Whether this policy is appropriate, having regard to:

- the relationship between policies S1E and S1F;
- grammatical aspects.

Inspector's Considerations and Conclusions

The relationship between policies S1E and S1F

11.51 Policy S1E provides that, outside existing town centres and local centres, the development of or change of use to shops and other services of less than 150 square m gross floor space, including shops at petrol filling stations, hot food establishments and extensions to existing premises, will be permitted provided that stated criteria relating to access, road safety and amenity are satisfied. Larger shops of up to 500 square m gross floor space will be permitted when these criteria, and also those relating to a sequential approach to site selection and the effect on vitality and viability of existing local centres, are satisfied.

11.52 Policy S1F refers to the situation where retail and leisure development of over 500 square m gross floor space is proposed in a location outside a town or local centre. The fourth paragraph of the reasoned justification refers to the situation where a development which might be appropriate to a town centre is proposed in a local centre. It informs that local centres will be considered as appropriate locations only for proposed stores that are of a scale and character appropriate in those local centres. For a larger

local centre this could include a small supermarket of approximately 1500 square m gross floor space.

11.53 An objector considers that this statement is inconsistent with the size limits of 150 and 500 square m gross floor space presented in policy S1E. These limits relate to small shops and services outside town and local centres, however, whereas the 1500 square m gross figure relates to developments within the larger local centres. There is, therefore, no inconsistency. I note, furthermore, that the reference to 1500 square m gross floor space in the reasoned justification to policy S1F is consistent with the reference to the same sort of development in the second paragraph of the reasoned justification to policy S1D.

11.54 An objector expresses concern that the ‘larger local centres’ which might be able to accommodate a small supermarket of approximately 1500 square m gross, are not identified. This element of the reasoned justification is qualified by preceding text to the effect that local centres will be considered as appropriate locations only for proposed stores that are of a scale and character appropriate to those centres. In my view it is right to leave these larger local centres unidentified so that potential developers have the opportunity to argue, in a particular case, that their specific proposal is appropriate.

Grammatical aspects

11.55 An objector argues that the word ‘takeaways’ in the first sentence of the second paragraph of the reasoned justification to policy S1E should be replaced by ‘take-aways’. I agree that this would be the correct presentation.

Recommendation

I recommend:

(REC 11.10) that the RDD be modified by the deletion of the word ‘takeaways’ in the first sentence of the second paragraph of the reasoned justification to policy S1E and its replacement with ‘take-aways’.

(REC 11.11) that no other modification be made to the RDD in response to these objections.