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WIGAN LOCAL DEVELOPMENT FRAMEWORK

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Local Development Scheme



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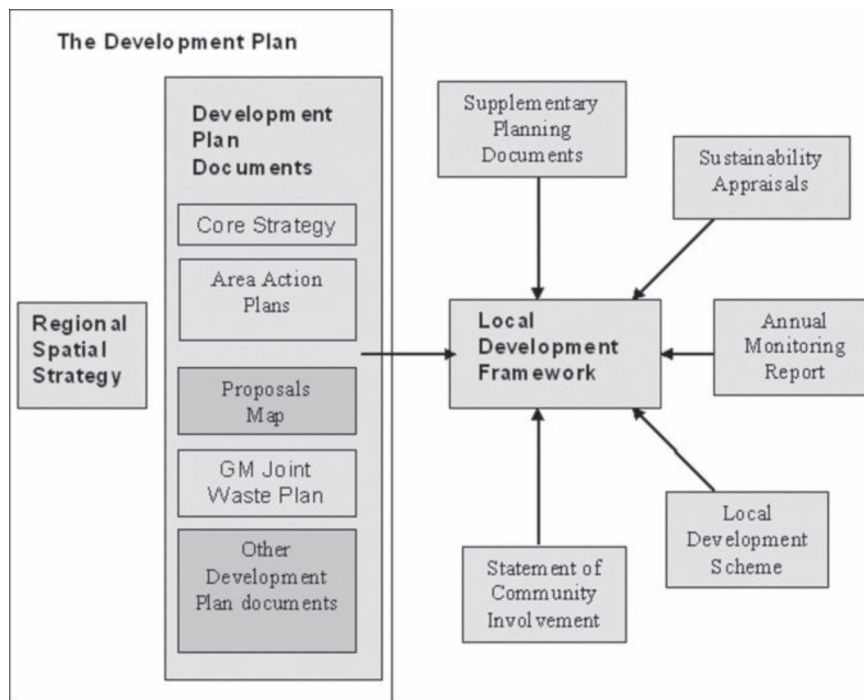
ONE

Introduction

1.1 The Planning and Compulsory Purchase Act 2004 introduced a broader-based approach for policy-making at the national, regional and local levels, called ‘spatial planning’.

1.2 Spatial planning at the local (borough) level is set out in our '**Local Development Framework**'. It includes a number of plans and documents, as shown in Diagram 1.

Diagram 1: The Local Development Framework



1.3 **Development Plan Documents** together form the statutory development plan. They are subject to scrutiny by a Planning Inspector who will be independent of the Council. Overall the system is designed to enable Development Plan Documents to be prepared and reviewed at different times, so that they are more responsive to changing circumstances.

1.4 Supplementary Planning Documents can be prepared to supplement a policy or policies within development plan documents. They give guidance on how policies can be met.

1.5 Our **Statement of Community Involvement** sets out who we will involve in plan and document preparation, at which stages and how. It should be read alongside the Local Development Scheme.

1.6 Our **Local Development Scheme** sets out the Local Development Framework documents that we intend to prepare and how and when we intend to produce them.

1.7 For the time being, most of our **Replacement Unitary Development Plan** - that was prepared under the old planning system - remains the statutory development plan for the borough. With the exception of policies R1, R1A and EM1F (which are not saved) it is a 'saved plan' as part of the Local Development Framework. Whilst this makes it complicated it ensures that continuous policy coverage is maintained.

1.8 The **Localism Act 2011** includes provisions for the formal abolition of Regional Spatial Strategies and the removal of the requirement to prepare Local Development Schemes and submit an Annual Monitoring Report to Government. Instead information needs to be presented online. As such this will be the last Local Development Scheme. The timetables in section 4 of this document will be transferred to the web pages for the respective plans.

TWO

The Wigan context and how it shapes the plans we need to produce

National policy

2.1 Government policy on specific aspects of planning policy is set out in a series of **Planning Policy Statements** and old style Planning Policy Guidance Notes. They have been updated from time to time but the Government now proposes to replace them all with a single National Planning Policy Framework document.

Regional policy

2.2 Regional planning policy is set out in the **Regional Spatial Strategy** which forms part of the statutory development plan. The **Localism Act 2011** includes provisions for the formal abolition of Regional Spatial Strategies, which is likely to be confirmed in 2012.

Sub-regional policy

2.3 At the sub-regional scale, Wigan Borough lies within Greater Manchester. In July 2009 the Association of Greater Manchester Authorities produced the **Greater Manchester Strategy**. It is an overarching document which sets the strategic direction up to 2020.

2.4 The Councils in Greater Manchester and the Integrated Transport Commission also produce a **Local Transport Plan** for the conurbation. It includes a strategy and investment programme.

Local Policy

2.5 The overall context for policy at the Borough-wide level is provided by our **Community Strategy 'Vision 2026'**. The key priorities in the community strategy are:

- Ambitious communities
- Living healthier and longer
- Realising aspirations
- Strong community

2.6 The Local Development Framework will need to influence and interpret the community strategy and partners' policies and provide a distinctive spatial strategy to help co-ordinate policy. This will be achieved primarily through the Core Strategy.

2.7 For Wigan Council, our overall mission and vision is set out in our **Corporate Plan**.

THREE

The Wigan Borough Local Development Framework

Saved Policies in the Replacement Unitary Development Plan

3.1 We propose to replace all of the saved part 1 policies in the Unitary Development Plan (those in block capitals), except policy GB2 'Safeguarded land' and 40 of the saved part 2 policies with policies in the Core Strategy by September 2012. The waste management policies will be replaced by policies in the Greater Manchester Joint Waste Development Plan Document in April 2012. The mineral working policies will be replaced by policies in the Greater Manchester Joint Minerals Development Plan Document late in 2012. Most of the remaining Part 2 policies will be replaced by the Allocations Development Plan Document. Appendix A sets out the details.

New Development Plan Documents

We propose to progress six Development Plan Documents over the next 3 years: our Core Strategy; two joint plans: the Greater Manchester Joint Waste Development Plan Document and the Greater Manchester Joint Minerals Development Plan Document; an Allocations and Development Management Plan and Area Action Plans for Wigan Central and Leigh Central. Schedule 2 sets out the role of each of these documents, their 'chain of conformity' and key milestones in their preparation. Individual detailed descriptions and programmes are set out in Section 4. Appendix B is a "Gantt" chart setting out the overall programme with milestones for each document.

The Wigan Core Strategy

This will set out, in writing and through a diagram, the overarching spatial strategy for the Borough as a whole. It will interpret and apply national and regional planning policy and other strategies and plans together with our Community Strategy and provide the context for the rest of the Local Development Framework. It will also contain a number of more detailed criteria-based policies against which planning applications will be considered. The Core Strategy was submitted to the Secretary of State for independent examination in September 2011.

Greater Manchester Joint Waste Development Plan Document

3.2 Greater Manchester has the largest population in the North West and, consequently, it is the largest producer of waste in all categories including municipal solid waste, commercial and industrial, and hazardous waste. We currently rely on landfill as our main source of waste management. We need to reduce our reliance on this disposal option by providing alternative facilities for the recycling, reprocessing, treatment and disposal of waste. The Joint Waste Plan will be approved for adoption by the council in January 2011 and will come into force in April 2012.

Greater Manchester Joint Minerals Development Plan Document

3.3 Greater Manchester has the highest levels of construction in the North West and is therefore placing the highest demand on the supply of raw materials. Clearly it is not self-sufficient in the production of the primary minerals required to sustain this activity but there is a need to ensure that an appropriate contribution is made. The Joint Minerals Plan was submitted to the Secretary of State on 18 November 2011.

Wigan Allocations and Development Management Plan

3.4 This plan will set out more detailed planning policies, allocate sites and make other changes to the Proposals Map that are not sufficiently strategic to be brought forward in the Core Strategy. One matter that will need to be addressed, assuming that it has not been resolved through a planning application will be the need to identify a site/sites for gypsies and travellers. It will also make changes to other designations on the Proposals Map as appropriate to ensure they remain relevant and up-to-date.

Wigan Central Area Action Plan

3.5 This area action plan will focus on opportunities on priority sites and locations for development and conservation in Wigan Central, including Wigan town centre, the Pier Quarter and the Wallgate Primary Employment Area. In particular it will seek to respond to the shift in focus within the town centre eastwards as a result of the Grand Arcade opening and development of the 'WiganLife' Centre and to better integrate the Pier Quarter with the town centre. An Issues Report was published for consultation in March 2011.

Leigh Central Area Action Plan

3.6 This area action plan will focus on opportunities on priority sites and locations for development and conservation in Leigh Central, notably the town centre, in response development elsewhere in Leigh including at the Sports Village, Bickershaw South and the former radiator factory site to the south of the town centre.

Proposals Map

3.7 This will be based on the Replacement Unitary Development Plan Proposals Map and will be revised as new Development Plan Documents are adopted.

Statement of Community Involvement

3.8 The Statement of Community Involvement sets out our approach to community involvement in the preparation and review of the Local Development Framework and on major planning applications. A revised version was adopted in January 2011.

Annual Monitoring Report

3.9 Our Annual Monitoring Report measures our success in delivering the outcomes that we expect to achieve from our development plans. This information helps us determine whether we need to revise our planning policies. The 2011 report is likely to be the last in that format with future monitoring information being produced online.

Schedule 2 (1 of 2) - Development Plan Document programme, with key 'milestones'									
Document Title	Brief Description	Chain of Conformity	Commence Preparation	Publication of Proposed Submission version	Submission to Secretary of State	Pre-examination hearing meeting	Commence Examination in Public hearing	Adopt, with formal revision of Proposals Map	
Core Strategy	Sets out the Council's vision, strategic objectives and spacial strategy for the Borough until 2026.	With national planning policy, Regional Spatial Strategy and the Community Plan.	Oct 2006	Feb 2011	Sept 2011	Dec 2011	Jan 2012	Sept 2012	
Greater Manchester Joint Waste Development Plan Document	Joint plan that establishes a sustainable approach for the management of waste.	With national planning policy, Regional Spatial Strategy and each district's Core Strategy.	Sept 2008	Nov 2010	Feb 2011	April 2011	June 2011	April 2012	

Schedule 2 (2 of 3) - Development Plan Document programme, with key 'milestones'

Document Title	Brief Description	Chain of Conformity	Commence Preparation	Publication of Proposed Submission version	Submission to Secretary of State	Pre-examination hearing meeting	Commence Examination in Public hearing	Adopt, with formal revision of Proposals Map
Greater Manchester Joint Minerals Development Plan Document	Joint plan that will set out our approach for meeting the need for minerals, within acceptable parameters.	With national planning policy, Regional Spatial Strategy and each district's Core Strategy.	Nov 2009	July 2011	Nov 2011	Jan 2012	Feb 2012	Oct 2012

Schedule 2 (3 of 3) - Development Plan Document programme, with key 'milestones'									
Document Title	Brief Description	Chain of Conformity	Commence Preparation	Publication of Proposed Submission version	Submission to Secretary of State	Pre-examination hearing meeting	Commence Examination in Public hearing	Adopt, with formal revision of Proposals Map	
Wigan Central Area Action Plan	Action Plan for Wigan town centre, the Pier Quarter and adjacent areas	With national planning policy and the Core Strategy.	June 2010	Jan 2013	May 2013	July 2013	Sept 2013	Jan 2014	
Wigan Allocations and Development Management Plan	Will set out more detailed planning policies and allocate sites and areas for development	With national planning policy and the Core Strategy.	April 2012	June 2013	Sept 2013	Nov 2013	Jan 2014	July 2014	
Leigh Central Area Action Plan	Action Plan for Leigh town centre and adjacent areas	With national planning policy and the Core Strategy.	Nov 2013	Feb 2015	July 2015	Sept 2015	Nov 2015	Mar 2016	

FOUR

Detailed local development document project descriptions

4.1 The Wigan Core Strategy (Development Plan Document)

Role and Content: This will be a strategic document setting out our vision, strategic objectives and spatial strategy. It will include a written statement and policies and a key diagram to show broad locations and a key strategic site to meet development requirements, transport needs and address environmental, social and economic regeneration of the borough. It will demonstrate how the spatial strategy links to the Community Strategy and other strategies, plans and programmes. It will also include detailed criteria-based policies against which planning applications will be considered.

Why needed? We are required by law to prepare a core strategy for the borough to provide the spatial planning framework for other planning policy documents in our Local Development Framework.

Position in the 'chain of conformity': conformity with national and regional planning policy. All other policy documents in the Local Development Framework must conform with the Core Strategy.

Period covered: Up to 2026

Geographic coverage: Borough-wide

Stage(key milestones numbered)	Target date
Commencement of preparation (evidence base/survey) (1)	Oct 2006
Prepare issues and alternative options in consultation	Oct 2006 to May 2008
Public participation on preferred options	June to Aug 2009
Publication of the Proposed Submission Core Strategy (2)	February 2011
Submission of Core Strategy to the Secretary of State (3)	September 2011
Examination-in-Public pre-hearing meeting	December 2011
Examination-in-Public hearing session opens	January 2012
Adoption of Core Strategy and revised Proposals Map (4)	September 2012

Arrangements for Production

Lead Organisation	Wigan Council
Management arrangements	Planning Policy Manager reporting to Head of Planning & Transport, Director Economy and Corporate Director Places Directorate.
Core Resources	Project team involving staff in the Planning Policy team and other staff in Planning and Transport.
Corporate and Stakeholder Resources	Senior Elected Members and officers of the Council.
Stakeholder and Community involvement	Continuous involvement in line with our Statement of Community Involvement and this Local Development Scheme.

4.2 Bolton Metropolitan Borough Council, Bury Metropolitan Borough Council, Manchester City Council, Oldham Metropolitan Borough Council, Rochdale Metropolitan Borough Council, Salford City Council, Stockport Metropolitan Borough Council, Tameside Metropolitan Borough Council, Trafford Metropolitan Borough Council and Wigan Metropolitan Borough Council Development Plan Document

Greater Manchester Joint Waste Development Plan Document

Role & Content: This will set out the vision and spatial objectives for waste management in Greater Manchester and how it will be considered alongside other spatial concerns, recognising the positive contribution waste management can make to the development of sustainable communities. It will also detail how each of the districts will contribute to meeting the overall needs for different waste streams; develop policies and the broad framework for implementation and monitoring; and plan for the provision of new capacity based on clear policy objectives, robust analysis of available data and information, and an appraisal of options.

Why needed? National planning policy has changed in recognition that we cannot continue to rely on landfill to dispose of waste to the extent that we have been doing. Instead we need more alternative waste management facilities. Specifically, we cannot continue to rely on criteria-based policies to judge planning applications. There needs to be an onus on site identification and self-sufficiency in waste management.

Position in the 'chain of conformity': conformity with national and regional planning policy and the Core Strategy in each of the ten districts, including the Wigan Core Strategy.

Period Covered: Up to 2027. **Geographic Coverage:** Borough-wide, as well as the cities of Manchester and Salford and the other metropolitan boroughs of Bolton, Bury, Oldham, Rochdale, Stockport, Tameside and Trafford.

Timetable

Stage (key milestones numbered)	Target date
Commencement of preparation (evidence base/survey) (1)	Sept 2006
Prepare issues and alternative options in consultation	Sept '06 to Sept '09
Public participation on preferred options	Nov '09 - Jan 2010
Publication of Joint Development Plan Document (2)	Nov 2010

Submission of Development Plan Document to Secretary of State (3)	Feb 2011
Examination-in-Public pre-hearing meeting	April 2011
Examination-in-Public hearing session opens	June 2011
Adoption and publication of Development Plan Document and revised Proposals Map (4)	April 2012

Arrangements for production

Lead Organisation	The Greater Manchester Minerals and Waste Planning Unit on behalf of the ten councils individually and working together as the Association of Greater Manchester Authorities.
Management arrangements	A Joint Committee has been established to act as the Executive, with responsibility for all documents except those prepared for publication (with delegated approval to the Joint Committee at submission) and adoption which must be agreed by the Full Council in each of the ten districts. The Joint Committee is supported by a Steering Group of officers from each district as well as the two Waste Disposal Authorities. A Principal Planning Officer in the Planning Policy Team is on the Steering Group. Regular progress reports to the Planning Policy Manager and management teams.
Core resources	The Greater Manchester Minerals and Waste Planning Unit will co-ordinate and manage the preparation of the plan preparation, drawing on contributions from officers from each of the ten councils and the Wigan and Greater Manchester Waste Disposal Authorities. Additional consultancy support will also be commissioned.
Corporate and stakeholder resources	Senior Elected Members and officers of the Council.
Stakeholder and community involvement	In accordance with each district's Statement of Community Involvement. To ensure conformity a consultation strategy has been prepared which sets out detailed methods for engaging with stakeholders.

4.3 Bolton Metropolitan Borough Council, Bury Metropolitan Borough Council, Manchester City Council, Oldham Metropolitan Borough Council, Rochdale Metropolitan Borough Council, Salford City Council, Stockport Metropolitan Borough Council, Tameside Metropolitan Borough Council, Trafford Metropolitan Borough Council and Wigan Metropolitan Borough Council Development Plan Document

Greater Manchester Joint Minerals Development Plan Document

Role & Content: This will set out the strategic aims and objectives for minerals in Greater Manchester and develop the main policies and broad framework for implementation and monitoring. It will detail how the area will contribute to meeting the need for all minerals within acceptable social, economic and environmental parameters, and recognising the importance of the prudent use of minerals in preserving natural resources. It will safeguard existing facilities and, where appropriate, identify future sites for storage, handling, batching, reprocessing and other processes. It will indicate areas where future working might be sustainable and identify Mineral Safeguarding Areas. It will set out detailed criteria based and site-specific policies. It will include a key diagram detailing sites identified within the plan area, and inset map for each district, to be included in their proposals maps.

Why needed? We are required by national planning policy to provide a clear guide to minerals operators and the public about the locations where mineral extraction may take place; about the safeguarding of mineral resources with potential for future extraction; and about resource protection including the sustainable transportation of minerals. Our Unitary Development Plan has only criteria-based policies and does not meet all of these requirements.

Position in the ‘chain of conformity’: The joint plan will be in conformity with national and regional planning policy and the Core Strategy in each of the ten districts, including the Wigan Core Strategy.

Period Covered: Up to 2027. **Geographic Coverage:** Borough-wide, as well as the cities of Manchester and Salford and the other metropolitan boroughs of Bolton, Bury, Oldham, Rochdale, Stockport, Tameside and Trafford.

Timetable

Stage (key milestones numbered)	Target date
Commencement of preparation (evidence base/survey) (1)	Nov 2009
Public participation on issues, options and 'preferred options'	Nov 2009 - Nov 2010
Publication of Joint Development Plan Document (2)	July 2011
Submission of Development Plan Document to Secretary of State (3)	Nov 2011
Examination-in-Public pre-hearing meeting	Jan 2012
Examination-in-Public hearing session opens	Feb 2012
Adoption and publication of Development Plan Document and revised Proposals Map (4)	October 2012

Arrangements for production

Lead Organisation	The Greater Manchester Geological Unit on behalf of the ten councils individually and working together as the Association of Greater Manchester Authorities
Management arrangements	A Joint Committee is being established to act as an Executive, with responsibility for approval of the document except at publication (with delegated approval to the Joint Committee at submission) and adoption, which must be agreed by the Full Council in each district. The Joint Committee will be supported by a Steering Group consisting of officers from each district. Principal Planning Officer (A) in the Planning Policy Team is on the Steering Group. Regular progress reports to the Planning Policy Manager and management teams.
Core resources	The Greater Manchester Geological Unit will have responsibility for co-ordinating and managing preparation of the joint plan, also drawing on contributions from each of the ten Greater Manchester councils and the Association of Greater Manchester Authorities Policy Unit.

Corporate and stakeholder resources	Senior Elected Members and officers of the Council and members of the Wigan Borough Partnership (our Local Strategic Partnership).
Stakeholder and community involvement	In accordance with each district's Statement of Community Involvement. To ensure continuing conformity the existing consultation strategy for the Joint Waste Plan will be updated.

4.4 Wigan Central Area Action Plan (Development Plan Document)

Role and Content: This area action plan will focus on opportunities on priority sites and locations for development and conservation in Wigan Central, including Wigan town centre, the Pier Quarter and the Wallgate Primary Employment Area.

Why needed? There has been a shift in focus within the town centre eastwards as a result of the Grand Arcade opening and development of the 'WiganLife' Centre. In addition there are a number of opportunities and issues that need to be addressed, including better integration of the Pier Quarter with the town centre.

Position in the 'chain of conformity': conformity with the Core Strategy.

Period Covered: Up to 2024 **Geographic Coverage:** Central Wigan town

Timetable

Stage(key milestones numbered)	Target date
Commencement of preparation (evidence base/survey) (1)	June 2010
Public participation on issues, options and 'preferred approach'	March 2011 - Oct 2012
Publication of Development Plan Document (2)	January 2013
Submission of document to the Secretary of State (3)	May 2013
Examination-in-Public pre-hearing meeting	July 2013
Examination-in-Public hearing session opens	September 2013
Adoption of Development Plan Document and revised Proposals Map (4)	January 2014

Arrangements for Production

Lead Organisation	Wigan Council Environmental Services Department
Management arrangements	A Principal Planning Officer reporting to the Planning Policy Manager, Head of Planning & Transport, Director Economy and Corporate Director Places Directorate.
Core Resources	Project team involving staff in the Planning Policy team and other staff in Planning and Transport.
Corporate and Stakeholder Resources	Senior Elected Members and officers of the Council.
Stakeholder and Community involvement	Continuous involvement in line with our Statement of Community Involvement and this Local Development Scheme.

4.5 Wigan Allocations and Development Management Plan (Development Plan Document)

Role and Content: This plan will set out more detailed planning policies, allocate sites and make other changes to the Proposals Map that are not sufficiently strategic to be brought forward in the Core Strategy. One matter that will need to be addressed, assuming that it has not been resolved through a planning application, will be the need to identify a site/sites for gypsies and travellers. It will also make changes to other designations on the Proposals Map as appropriate to ensure they remain relevant and up-to-date.

Why needed? Detailed policy allocations and designations will need to be updated in response to the Core Strategy.

Position in the 'chain of conformity': conformity with the Core Strategy.

Period Covered: Up to 2024 **Geographic Coverage:** Borough-wide

Timetable

Stage(key milestones numbered)	Target date
Commencement of preparation (evidence base/survey) (1)	April 2012
Public participation on issues, options and 'preferred options'	April 2012 - Feb 2013
Publication of Development Plan Document (2)	June 2013
Submission of document to the Secretary of State (3)	September 2013
Examination-in-Public pre-hearing meeting	November 2013
Examination-in-Public hearing session opens	January 2014
Adoption of Development Plan Document and revised Proposals Map (4)	July 2014

Arrangements for Production

Lead Organisation	Wigan Council Environmental Services Department
Management arrangements	A Principal Planning Officer reporting to the Planning Policy Manager, Head of Planning & Transport, Director Economy and Corporate Director Places Directorate.
Core Resources	Project team involving staff in the Planning Policy team and other staff in Planning and Transport
Corporate and Stakeholder Resources	Senior Elected Members and officers of the Council
Stakeholder and Community involvement	Continuous involvement in line with our Statement of Community Involvement and this Local Development Scheme.

4.6 Leigh Central Area Action Plan (Development Plan Document)

Role and Content: This area action plan will focus on opportunities on priority sites and locations for development and conservation in Leigh Central, notably the town centre, in response development elsewhere in Leigh including at the Sports Village, Bickershaw South and the former radiator factory site to the south of the town centre.

Why needed? Leigh town centre needs to respond to the changes around it and ensure that it continues to improve its role and function, in the interests of the town as a whole and the east of the borough. There are a number of potential opportunities that need to be realised. An area action plan will focus efforts on achieving this.

Position in the 'chain of conformity': conformity with the Core Strategy.

Period Covered: Up to 2026 **Geographic Coverage:** Leigh central

Timetable

Stage(key milestones numbered)	Target date
Commencement of preparation (evidence base/survey) (1)	November 2013
Public participation on issues, options and 'preferred options'	Nov 2013 - Oct 2014
Publication of Area Action Plan (2)	February 2015
Submission of document to the Secretary of State (3)	July 2015
Examination-in-Public pre-hearing meeting	Sept 2015
Examination-in-Public hearing session opens	November 2015
Adoption of Core Strategy and revised Proposals Map (4)	March 2016

Arrangements for Production

Lead Organisation	Wigan Council Environmental Services Department
Management arrangements	A Principal Planning Officer reporting to the Planning Policy Manager, Head of Planning & Transport, Director Economy and Corporate Director Places Directorate.
Core Resources	Project team involving staff in the Planning Policy team and other staff in Planning and Transport
Corporate and Stakeholder Resources	Senior Elected Members and officers of the Council.
Stakeholder and Community involvement	Continuous involvement in line with our Statement of Community Involvement and this Local Development Scheme.

4.7 Wigan Local Development Framework Proposals Map

Role and Content: This development plan document shows how policies relate to areas of the borough and individual sites as appropriate on an Ordnance Survey map base. Initially it is the saved Replacement Unitary Development Plan proposals map but it will be updated when other development plan documents are adopted.

Why needed? To express geographically the adopted development plan policies within the Local Development Framework.

Position in the 'chain of conformity': The Proposals Map will conform to the saved Unitary Development Plan, our Core Strategy (when adopted), and other development plan documents programmed in this local development scheme (when adopted).

Period Covered: Ongoing **Geographic Coverage:** Borough-wide

Timetable

Stage	Target Dates
The Proposals Map will be altered as necessary when other development plan documents are adopted.	Not applicable

Arrangements for Production

Lead Organisation	Wigan Council Environmental Services Department
Management arrangements	Planning Policy Manager.
Core Resources	Technician in the Planning Policy Team; digital mapping support from the Communications Team.
Corporate and Stakeholder Resources	In accordance with the relevant Development Plan Document as set out elsewhere in this document.
Stakeholder and Community involvement	In accordance with the relevant Development Plan Document as set out elsewhere in this document.

FIVE

Supporting Information

The Evidence Base

5.1 A considerable amount of evidence has been prepared for the Replacement Unitary Development Plan. Other studies covering topic or area-specific issues are proposed to underpin the Local Development Framework. National and regional policy and guidance from other agencies is constantly evolving. The key documents are:

- National policy, guidance and research studies, including Planning Policy Statements and Ministerial Statements
- Regional and sub-regional plans, policies, guidance and research studies.
- Population Projections.
- Census 2001 and 2011 (when published).
- Greater Manchester Forecasting Model.
- Index of Multiple Deprivation 2007 and 2010.
- Strategic Housing Land Availability Assessment – assessing the availability of sites for housing in the Borough.
- Employment Land Review – assessing the demand for and supply of land for employment.
- Open Space, Sport and Recreation Audit and Needs Assessment – a study of the amount and type of open space and an assessment of need, with recommendations for improvement.
- Housing land monitoring - keeping up-to-date records of land with planning permission, dwellings under construction and completed.
- Strategic Housing Market Assessment – monitoring the housing needs of various population groups and assessing how well the market provides for them.
- Retail studies.
- Public and private sector investment and funding profiles.
- Feasibility studies, masterplans and development briefs for specific sites and developments (which may be commissioned by the Council or other parties).
- Transport Strategy

- Greater Manchester Local Transport Plan.
- Local Transport Plan background documents, such as the Cycling Strategy and Walking Strategy.
- The Sustainable Community Strategy (Community Plan) – including the results of consultation and sustainability, diversity and health impact assessments.
- The number, condition and status of listed buildings and buildings of local interest.
- Conservation Area Appraisals.
- Greater Manchester Biodiversity Action Plan.
- Biodiversity Study and habitats surveys
- Landscape character appraisal
- Good Practice Note on pernicious and invasive weeds.
- Strategic Flood Risk Assessment
- Advice, good practice notes, etc, by government, public sector or other bodies (such as Planning Advisory Service, Design Council, English Heritage, Planning Officers' Society).
- The Municipal Waste Management Strategy for Greater Manchester (May 2004)
- Wigan's Waste Management Strategy
- Reports and Statistics of the Environment Agency (annual)
- Reports and Statistics of the Regional Technical Advisory Body on Waste Matters, and the Regional Waste Strategy (September 2004)
- Reports and Statistics of the Regional Aggregate Working Party (annual)
- Survey on Arisings of Construction, Demolition and Excavation Waste (2003) (Symonds Report).
- RAWP Annual Monitoring Report 2008
- AMRI Survey
- NW Regional Study in to arisings of Construction, Demolition and Excavation Waste
- AGMA Report: Investigation in to Minerals Resources in Greater Manchester
- ODPM Survey on Arisings of Construction, Demolition and Excavation Waste (2005) (Symonds Report)

Sustainability Appraisal (incorporating Strategic Environmental Assessment)

5.2 Planning Policy Statement 12 requires that a Sustainability Appraisal should be carried out on all Development Plan Documents and, potentially, supplementary planning documents.

5.3 Moreover, the European Union Strategic Environmental Assessment Directive requires a strategic environmental assessment to be carried out on any Development Plan Document if they are likely to have significant effects on the environment.

5.4 Government guidance has integrated Strategic Environmental Assessment into the Sustainability Appraisal process. We will carry out Sustainability Appraisals (incorporating Strategic Environmental Assessments when required) on all Development Plan Documents, and on Supplementary Planning Documents as appropriate

Risk Assessment

5.5 The following main significant risk factors have been identified, together with how we intend to mitigate the risks:

Human resources may be limited due to staff turnover, illness or budget issues

5.6 Medium risk with high potential impact - the Council has identified the Local Development Framework as a high priority project for the allocation of resources, likewise, the Greater Manchester Minerals and Waste Planning Unit and the Association of Greater Manchester Authorities in respect of the Joint Waste Plan and Joint Minerals Plan. Resources will be redirected from other, lower priority work if staff retention or recruitment proves difficult.

Community, stakeholder and political consensus may be lacking

5.7 Medium risk overall with high potential impact - the former Wigan Borough Partnership has demonstrated a broad consensus around the Sustainable Community Strategy, former Local Area Agreement and Core Strategy to date. However, there has been significant public opposition to elements of the Core Strategy.

5.8 High risk with high potential impact in respect of the Joint Waste Plan and Joint Minerals, for which consensus will be needed across 10 Councils. The Joint Committees and the Officer Steering Groups have been established to ensure that political commitment from each authority is gained and maintained and to raise the importance of meeting key dates for council approval. Every effort has been made to maintain good working relations throughout the plan production. Should a council choose to withdraw from joint working arrangements, the established Local Agreement allows the remaining councils to reserve the right to continue to work together to produce a Joint Plan for the remaining area.

Legal challenge may delay implementation of a Development Plan Document

5.9 Low risk with high potential impact - we will strive for consensus to underpin policy so as to minimise the likelihood of anyone feeling sufficiently aggrieved to seek legal challenge. We will also take legal advice during the plan-making process to ensure that policies and procedures are as robust as possible, to minimise the potential for any legal challenge to be successful.

Change of government

5.10 Risk of delay due to restrictions on consultations and approval of plans in approach to elections. For local elections, ensure approvals process and consultations are arranged outside of this period. A future general election could delay the timetable.

Appendix A

Policies in the Unitary Development Plan

The following policies will be saved until the Core Strategy is adopted in September 2012.

GB1	Green Belt
GB3	Agricultural Land Protection
EM1	Land and Buildings for Employment Uses
EM2	Tourism
EV1	Environmental Protection and Enhancement
EV2	Nature Conservation
EV3	Design
EV4	Conservation
A1	Accessibility
S1	Hierarchy and Role of Centres
C1	Community Facilities, Open Space, Sport and Recreation
MW1	Mineral Working
WM1	Waste Management
GB1D	Development in Green Belt Settlements (Haigh and Bickershaw)
EM1D	Offices
EM2A	Tourism Development
R1B	New Housing Sites
R1C	Care Homes and Homes for the Elderly
R1D	The Design of New Residential Development and House Extensions

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- R1F Sites for Gypsies and for Showmen's Permanent Quarters
 - R1G Conversion to Dwellings
 - R1H Affordable Housing
 - EV2A Special Areas of Conservation
 - EV2B Sites of Special Scientific Interest etc.
 - EV2D Species Protection
 - EV2E Trees, Woodlands and Hedgerows
 - EV3A Design of New Development
 - EV3B Advertisements
 - EV3C Design of Frontages to Shops and Commercial Premises
 - EV3D Landscaping of Development
 - EV3G Telecommunications Development
 - EV3H Public Art
 - EV4B Listed Buildings
 - EV4C Buildings and Structures of Local Architectural or Historic Interest
 - EV4E Archaeology, Ancient Monuments and Development
 - A1A Transport Assessments
 - A1B Travel Plans
 - A1C Access for All
 - A1D Walking
 - A1E Cycling
 - A1F Bus Provision – New Development

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- A1L Taxis – New Development
 - A1R Highway Access – New Development
 - A1T Park and Ride
 - A1U Improving Access to Support a Sustainable Pattern of Settlement
 - S1F Retail and Leisure Development Outside Town Centres and Local Centres
 - C1A Community Facilities
 - C1G Regional Park
 - C1H Public Rights of Way
 - G1A Impact of Development on Amenity
 - G1B Planning Obligations
 - G1C Development and Flood Risk
 - G1D Renewable Energy

The following policies may be saved until the Wigan Allocations and Development Plan Document is adopted in July 2014.

- GB2 Safeguarded Land
- GB1A Re-use of Buildings
- GB1B Extensions to Existing Dwellings in the Green Belt and in Safeguarded Land
- GB1C Replacement Dwellings in the Green Belt and in Safeguarded Land
- GB1E Major Existing Developed Sites in the Green Belt
- EM1A Primary Employment Areas
- EM1B Re-use of Employment Land and Buildings for Other Uses
- EM1C Employment Development outside Primary Employment Areas

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- EM1E Motor Vehicle Servicing, Repairs, Hire and Sales
 - EM1G Mixed Use Development – former Bickershaw Colliery Site
 - EM1H Mixed Use Development – Wigan Pier Quarter
 - R1E Open Space in New Housing Development
 - EV1A Land Reclamation and Renewal
 - EV1B Pollution
 - EV2C Features of Major Importance for Nature Conservation and Wildlife Corridors
 - EV3F The River Douglas, Canal Network and Other Water Features
 - EV4A Development and Design in Conservation Areas
 - EV4D Historic Parks, Gardens and Cemeteries
 - A1G Physical Improvements to Bus Network
 - A1H Leigh, Ellenbrook, Manchester Public Transport Corridor
 - A1J Rail Infrastructure
 - A1K Integration of Wigan Rail Stations
 - A1M Freight – New Development
 - A1N Strategic Route Network
 - A1P Major Highway Schemes
 - A1S Parking in New Development
 - S1A Principal Shopping Areas
 - S1B Town Centres
 - S1C Retail Development – Station Road, Wigan Town Centre
 - S1D Local Centres

- S1E Small Shops and Services
- S1H Retail Development – Leigh East ARLFC Site, Leigh
- C1B Open Space, Sport and Recreation Provision
- C1C Protection of Open Space and Sport and Recreation Provision
- C1D Leigh Sports Village, Pennington, Leigh
- C1E Greenway Network
- C1F The River Douglas, Canal Network and Other Water Features

The following policies will be saved until the Greater Manchester Joint Waste Development Plan Document is adopted in April 2012.

- WM1A Waste Management Facilities
- WM1B Operation and Restoration of Waste Management Facilities
- WM1C Control of Waste Management Facilities

The following policies will be saved until Greater Manchester Joint Minerals Development Plan Document is adopted in October 2012.

- MW1A Protection of Mineral Resources
- MW1B Aggregate Production
- MW1C Mineral Working and Exploration
- MW1D Remnant Mossland
- MW1E Operation and Restoration of Mineral Workings
- MW1F Control of Mineral Workings

The following policies are not saved and do not now form part of the development plan.

- EM1F Restriction of Industrial Development – former Maypole Colliery Site
- R1 Land for New House Building
- R1A Housing Provision

