



Please treat this as a formal request for information under the Freedom of Information Act 2000. I am requesting all information held by Wigan Council relating to the emerging masterplan and early-stage work for the West of Gibfield allocation (Places for Everyone Policy JPA37). Specifically, I request the following:

1. All ecological surveys submitted to or held by the Council relating to the West of Gibfield site, including but not limited to surveys for great crested newts, bats, priority habitats, hedgerows, ponds, and hydrology.
2. All highways and transport modelling relating to the allocation, including cumulative impact assessments covering Atherton, Westhoughton, Atherleigh Way, the A6 corridor, and any modelling associated with the proposed extension of Gibfield Park Way or the safeguarded route towards Bolton.
3. All correspondence (emails, letters, meeting notes, or internal memos) between Wigan Council and:
 - Peel Holdings / Peel L&P
 - Natural England
 - National Highways
 - Greater Manchester Combined Authority

relating to the West of Gibfield allocation, the masterplan, or any associated evidence base.

Ecological consultants TEP prepared an Ecological Assessment of the West of Gibfield site on behalf of the site promoter Peel: this can be viewed on the GMCA website at: [TEP Ecological Representation - West of Gibfield](#)

The highways and transport modelling relating to the site is set out in the Locality Assessment, prepared by transport consultants Systra, which supports the Places for Everyone Plan. These can be viewed on the GMCA website at:

[09.1.16 Wigan Locality Assessments GMSF 2020](#)

[09.01.28 Transport Locality Assessments Addendum - Wigan.pdf](#)

Available correspondence between Wigan Council and Peel, Natural England, and the GMCA is attached to the response in relation to the West of Gibfield allocation. There was no correspondence with National Highways. Wigan Council only retains emails for a period of four years, so the correspondence provided dates from 19 March 2022 onwards.

Correspondence relating to the masterplan is exempt from disclosure under the Environmental Information Regulations 2004 (EIR), as it concerns material that is still in the course of completion. This exemption is applied under Regulation 12(4)(d).

In applying this exception, the Council has considered the public interest in maintaining the exception versus the public interest in disclosure. We recognise that there is a general public interest in openness, transparency, and accountability, particularly in relation to planning matters and decisions that may impact the local area.

However, there is a stronger public interest in allowing officers and relevant parties the safe space needed to develop the masterplan, consider options, and formulate advice without

the risk of premature disclosure. Releasing incomplete or draft material at this stage could lead to misunderstanding, hinder the ongoing development process, and prejudice the quality and integrity of decision making.

On balance, the public interest in maintaining the exception outweighs the public interest in disclosure at this time.

4. Any draft versions of the West of Gibfield masterplan or framework plan submitted to the Council.

Draft versions of the West of Gibfield masterplan or framework plan are also exempt from disclosure under the Environmental Information Regulations 2004 (EIR) as it relates to material that is still in the course of completion (Regulation 4(d)).

5. Any technical assessments (ecology, highways, drainage, landscape, noise, air quality, viability) submitted to the Council in relation to the allocation.

All technical assessments submitted to the Council in relation to the site allocation can be viewed on the GMCA website via the following link: [PfE supporting-documents-index](#).

See documents:

- 03.03.01-03.03.04,
- 09.01.16
- 09.01.28
- 10.10.06 – 10.10.10

6. Any internal Council reports, briefing notes, or assessments relating to the deliverability, risks, or constraints associated with PfE Policy JPA37.

There are no internal Council reports, briefing notes, or assessments relating to the deliverability, risks, or constraints associated with PfE Policy JPA37.

From: [REDACTED]
Cc: [REDACTED]
Subject: FW: PFE - West of Gibfield, North of Mosley Common
Date: 25 January 2023 12:49:08
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.jpg](#)
[162f761e-7ccb-4e47-ab6c-0b2fe736d8d3.png](#)
[image447732.png](#)
[image198667.png](#)
[image635652.png](#)

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Hi [REDACTED],
For Mosley Common, please can we go with Tuesday 31st 4 – 5?
If this is okay, I can send a meeting invite out.
Many Thanks
[REDACTED]
Associate Director

Turley

Mobile: [REDACTED]
Office: [REDACTED]

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From: [REDACTED]
Sent: 25 January 2023 12:43
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: PFE - West of Gibfield, North of Mosley Common

Hi [REDACTED]
Thanks again for the below.
For the Gibfield site, can we go with Wednesday 11 – 12 please? I can send out a meeting invite following this email.

I will also send a separate email with areas for discussion and issue agenda ahead of the meeting.

Thanks,
[REDACTED]
Associate Director

Turley

Mobile [REDACTED]
[REDACTED]

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From: [REDACTED]
Sent: 25 January 2023 09:58
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: PFE - West of Gibfield, North of Mosley Common

Hi [REDACTED]

Sorry for the delay with this. Our availability is as follows, hopefully one of these will suit.

- Monday 30 – 11:30 – 12:30
- Tuesday 31 – 15:30 – 17:00
- Wednesday 1 – 09:00 – 12:00
- Thursday 2 – 10:00 – 11:00
- Friday 3 – 12:00 – 17:00

Many thanks

From: [REDACTED] >

Sent: 23 January 2023 09:14

To: [REDACTED] >

Cc: [REDACTED]

Subject: RE: PFE - West of Gibfield, North of Mosley Common

Think Before you Click

Morning [REDACTED]

Hope you had a good weekend?

Just following up on the below, would you be able to provide some meeting dates for the two sites?

Thanks,

[REDACTED]

[REDACTED]

Associate Director

Turley

Mobile: [REDACTED]

[REDACTED]

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From: [REDACTED]

Sent: 18 January 2023 17:49

To: [REDACTED]

Cc: [REDACTED]

[REDACTED]

Subject: RE: PFE - West of Gibfield, North of Mosley Common

Thanks [REDACTED]

Just to add that we are noting the Inspectors appear very keen that any modifications proposed are submitted to them in good time so we would like to re-open the conversation about modifications now, especially as there are some modifications being proposed on other allocations that will need to be implemented across the board.

From a Mosley Common perspective, we would like to consider our submitted modifications but have updated our thinking on the criteria concerning access arrangements (criterion 4) and a potential addition criteria covering equalisation of infrastructure costs (although we note that for Timperley Wedge this provision has been weaved into the masterplan criterion.

Thanks

[REDACTED]

[REDACTED]

Senior Director, Planning North

Turley

Mobile: [REDACTED]

Office: [REDACTED]

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From: [REDACTED]

Sent: 18 January 2023 10:06

To: [REDACTED] >

Cc: [REDACTED]

Subject: RE: PFE - West of Gibfield, North of Mosley Common

Morning [REDACTED],

Hope you are well?

Further to our meeting before the xmas break, in which a number of actions were raised. We have been working on those actions and have had a con session with our legal team and thought it would now be a good time to get another meeting booked in the diaries ahead of the hearing sessions to run through the outstanding issues in relation to the Gibfield/Mosley Common allocations. For Gibfield, it would be useful to discuss:

- Further consideration of the wetland NIA designation
- Modifications to policy wording
 - Masterplan
 - Location of employment floorspace
- MOU in regard to the link road.
- Approach to MSA

The team working on Mosley Common are in a similar position also and can provide their items for discussion ahead of the meeting. Would you be able to let me know your availability for two meetings in the next couple of weeks – one for Gibfield and the other for Mosley Common?

As a quick reminder, the date of the hearing sessions:

- Mosley Common – Tuesday March 7th
- Gibfield – March 8th

Many thanks,

[REDACTED]

Associate Director

Turley

Mobile: [REDACTED]

[REDACTED]

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From: [REDACTED]

Sent: 29 November 2022 15:28

To: [REDACTED]

Cc: [REDACTED] >

Subject: RE: PFE - West of Gibfield, North of Mosley Common

Hi [REDACTED]

Our availability is currently as follows:

Mon 5 December – 10-12

Tue 6 December – 3-4

Wed 7 December – 9-1; 2-3

Thu 8 December – 1-2

Tue 13 December – 2-5

Hope this works

Thanks

[REDACTED]

From: [REDACTED] >

Sent: 29 November 2022 13:18

To: [REDACTED] >

Cc: [REDACTED] >

Subject: RE: PFE - West of Gibfield, North of Mosley Common

[REDACTED] **Think Before you Click**

Afternoon [REDACTED]

Thanks for sending through agenda items and will be happy to include these. However, we have had some last-minute diary conflicts. Is it possible to re-arrange the meeting?

Appreciate it was previously hard to find a suitable slot, so it may be that we have to split up Gibfield and Mosley Common.

For Gibfield, does Wednesday 14th December PM work?

For Mosley Common, does Friday 9th December 1pm – 2pm work?

Thanks,

[REDACTED]

[REDACTED]

Associate Director

Turley

Mobile: [REDACTED]

[REDACTED]

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From: [REDACTED]

Sent: 29 November 2022 11:21

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: PFE - West of Gibfield, North of Mosley Common

Hi [REDACTED],

In addition, I'd also like to add the following as a discussion item:

1. Mosley Common – Update on progress with TfGM re LSM busway stop / additional capacity.

We have been contacted by Pegasus on behalf of Bellway (who own land within the allocation) to understand the implications of the policy on them in terms of S106 etc.

Thanks

[REDACTED]

From: [REDACTED]

Sent: 28 November 2022 15:47

To: [REDACTED]

Cc: [REDACTED]

[REDACTED] [.gov.uk](#)>

Subject: PFE - West of Gibfield, North of Mosley Common

Hi [REDACTED]

Ahead of our meeting on Thursday, here are a couple of items I would like to add to an agenda.

1. Delivery of road connection from West of Gibfield into Bolton (over Atherton rail line)
2. Minerals on both sites (in response to discussions at PFE hearings)

Further to this, we have had an FOI request asking for a copy of the Education assessment for Mosley Common (prepared by EFM). Not sure who the FOI is from, but the EFM assessment is mentioned in our Topic Paper and also your hearing statement, but has not been submitted as a Supporting Document to the PFE examination. To ensure we provide the latest version in response to the FOI, please can you provide the final versions of these for both Mosley Common and West of Gibfield. Are you also OK if I request both documents are added to the PFE supporting documents library?

Thanks

[REDACTED]

Places Directorate Economy and Environment

Wigan Council

Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ

[REDACTED]

[REDACTED]

www.wigan.gov.uk

www.twitter.com/wigancouncil

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From: [REDACTED]
To: [REDACTED]
Subject: Gibfield PFE Allocation - Ecology Surveys
Date: 21 February 2023 10:49:44
Attachments: [image001.jpg](#)
[image002.png](#)
[c1f20d7d-ee5e-46e2-bc2f-fb68567e033a.png](#)
[Mimecast Large File Send Instructions.msg](#)

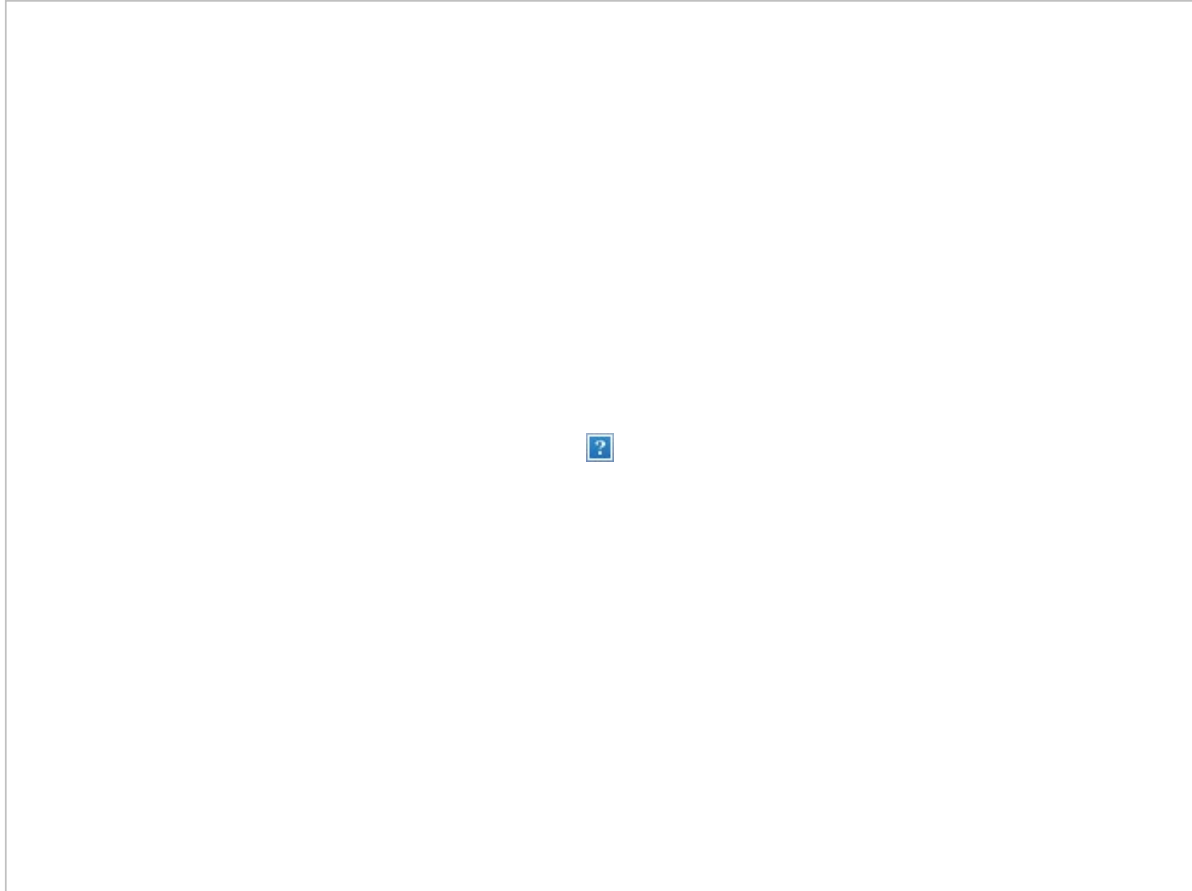
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Morning all,

In addition to the Marketing Report, I now attach the ecology surveys that have been carried out and discussed with GMEU (with our ecologist at TEP) in advance of the PFE Hearing session.

I understand that [REDACTED] GMEU has contacted you to update following a call with TEP in which the level of survey work, findings and next steps was discussed? Within that call, [REDACTED] mentioned the issue of Peat as raised by NE (not site specific to Gibfield but as a PFE wide objection) – further to this, the GMCA have submitted the following map to the Inspectors, which clearly (and helpfully) shows Gibfield to have no deposits - https://www.hwa.uk.com/site/wp-content/uploads/2022/10/GM_Manchester_Mosses_Peat_Map.pdf (i have highlighted the site in the below):



Thanks,

[REDACTED]

From: [REDACTED]
Sent: 17 February 2023 16:37
To: [REDACTED]
Subject: Land West of Stothert Street, Atherton - Marketing Report

Afternoon all,

Further to the meeting last week, we have now received the final version of the Marketing Report – attached.

Thanks,

[REDACTED]

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From: [REDACTED]
To: [REDACTED]
Subject: PTE Examination - Action Points, West of Gibfield
Date: 28 March 2023 09:16:23
Attachments: [image077799.png](#)
[image974394.png](#)
[image757462.png](#)

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Morning [REDACTED]
Hope all is well?

We have seen the examiners have published their action points following the hearing sessions - <https://www.hwa.uk.com/site/wp-content/uploads/2023/02/IN31-AP-week-10-Wigan-allocations.pdf>

The points for Gibfield are largely in-line with the agreed mods that were submitted prior to the hearing session, but if you need us to assist you in any way with responding to the points, please do let me know.

Many thanks,

[REDACTED]
[REDACTED]
Associate Director

Turley

Mobile: [REDACTED]
Office: [REDACTED]

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: PFE Examination - Land at Gibfield, Policy JPA 37 / Mosley Common, Policy JPA 35
Date: 15 November 2022 16:15:14
Attachments: [08a7a220-e14b-4f4b-9630-e5bfd7bf28d.png](#)
[image568914.png](#)
[image267307.png](#)
[image102048.png](#)

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Afternoon [REDACTED],
Hope all is well?

As an aside to the application workstreams on the Gibfield and Mosley Common site's, we are also preparing for the PFE EIP for the site-specific issues. As part of this, we are reaching out to the local planning authorities to arrange meetings where we can discuss common approaches to the hearings (common ground, common responses to issues likely to be raised by the Inspectors'/objectors). Would Wigan be willing to such a meeting? Ideally it would be great to get something booked in the diaries for this side of Christmas and it would make sense to cover the two sites in one, but understand that diaries may not allow for this.

Many thanks,

[REDACTED]



[REDACTED]

Associate Director

Turley

Mobile: [REDACTED]

Office: [REDACTED]

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Places for Everyone, Land West of Gibfield, Atherton
Date: 09 August 2022 10:59:22
Attachments: [image166416.png](#)
[image704502.png](#)
[image371950.png](#)

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Good morning,

You have been liaising with my colleagues in regard to the Mosley Common development and they have passed over your contact details.

I am leading on the Land West of Gibfield site, on behalf of Peel L&P and having been monitoring the PFE Examination. The Inspectors have published an addendum to their IN8 MIQs (IN8.1 – available [here](#)). This contains an additional question in relation to whether the allocations take account of the presence of minerals and minerals infrastructure.

Having searched the GM Minerals Plan, there are Mineral Safeguarded Areas across parts of the site for:

- Coal – Map 7
- Brick Clay – Map 6
- Sandstone – Map 5

Policy 8 of the Minerals Plan contains a number of scenarios where prior extraction of minerals is not required before development of MSA. But in preparing a response, do you want any assistance from us with this?

If you could let me know either way it would be appreciated.

Many thanks,

[REDACTED]
Associate Director

Turley

Mobile: [REDACTED]
Office: [REDACTED]

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Statements of Common Ground - Mosley Common and West of Gibfield
Date: 11 April 2022 08:21:23
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[8a3cb5bb-3026-4726-8f79-2796d4bb38c4.png](#)
[image471813.png](#)
[image182889.png](#)
[image429624.png](#)
[PfE SoCG DRAFT North of Mosley Common JPA35 - Council issue.docx](#)
[PfE SoCG DRAFT Gibfield Park JPA37 8.4.22.docx](#)

Importance: High

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Good Morning All,
Further to the below, please find attached the Statements of Common Ground for both Mosley Common and West of Gibfield. The Mosley Common SOCG has been amended slightly to ensure a degree of consistency with West of Gibfield. We'd be happy to discuss these with you further once you have had chance to review.
Kind Regards

[REDACTED]
[REDACTED]
Associate Director

Turley

Mobile: [REDACTED]
Office: [REDACTED]

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From: [REDACTED]
Sent: 05 April 2022 16:32
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Statements of Common Ground - Mosley Common and West of Gibfield

As discussed this morning, please find attach a draft SoCG for Mosley Common. We have kept this focused, in line with the Examiners request.
The exception to this is including some elements of common ground (not exhaustive). From our discussion this morning, this section may be expanded in the coming weeks or it may be removed (presumably on the basis that matters that are not cited under the Areas of Disagreement section are by definition agreed). Let us know your thoughts.
The draft SoCG on Gibfield should be with you tomorrow.
Enjoy your break.

[REDACTED] - perhaps we can discuss once you have considered?

KRs
[REDACTED]
[REDACTED]
Senior Director, Planning North

Turley

Mobile: [REDACTED]
Office: [REDACTED]
[REDACTED] certified company.

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From: [REDACTED]

Sent: 04 April 2022 17:33

To: [REDACTED]

Cc: [REDACTED]

Subject: Statements of Common Ground - Mosley Common and West of Gibfield

Hi [REDACTED],

Are you available for a quick discussion on the SoCGs for Mosley Common and West of Gibfield tomorrow?

As discussed recently, we agreed that you would be preparing an initial draft of these (based on the structure set out in the Inspector's Note), and sending to us this week for our review and input. Please can you advise me on progress. I am on leave for a week from Wednesday so an initial draft by end of tomorrow would be ideal if possible. My colleague [REDACTED] will be leading on the SoCGs in my absence.

I have had a meeting with the GMCA and other district's today, and the GMCA are keen that all SoCGs are consistently presented as far as possible. The initial drafts of the SoCGs for the vast majority of the other site allocations are being prepared by districts rather than the site promoters, including, I believe, for the Peel sites in Salford and Rochdale.

I am comfortable for you to be preparing the initial draft, but just wanted to flag at this stage that a consistent approach is being sought, in line with the PINS note.

If you are available for a quick discussion tomorrow, it would be great.

Cheers

[REDACTED]

Strategic Planning Team Leader

Places Directorate Economy and Environment

Wigan Council

Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ

[REDACTED]

[REDACTED]

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From: [REDACTED]
Subject: RE: West of Gibfield - Wildlife Trust comments
Date: 15 February 2023 13:08:05
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[e556cc68-34d0-4da8-af3c-9ee01fb43f19.png](#)
[image863276.png](#)
[image126195.png](#)
[image460248.png](#)
[Matter 24.4 - West of Gibfield - Wildlife Trust - TEP Comments 10.02.23.docx](#)
[9723.010 Response to IN24 AP91 JPA37 West of Gibfield.pdf](#)
[9723.011 GM Wetlands NIA Briefing Note West of Gibfield.pdf](#)

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Hi [REDACTED]
Please find attached TEPs response to the Wildlife Trust.
TEP have also prepared a short note on the Wetlands NIA in case that gets brought up on the day.
Thanks,
[REDACTED]
Associate Director

Turley

Mobile: [REDACTED]
Office: [REDACTED]

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From: [REDACTED]
Sent: 14 February 2023 12:17
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: West of Gibfield - Wildlife Trust comments

Hi [REDACTED]
We've had a version sent through from TEP already, but there are just a couple of minor tweaks needed – I will chase this and send through asap, should be before COP tomorrow.
I was meaning to email you later today, so may as well include now. In regard to the mods suggested by Peel, which you are in agreement too (equalisation and development parcels), how best do we go about dealing with this? Will you, on behalf of GMCA, be preparing a note the week before the hearing to suggest mods in-line with Peels as in their matter statement (except the masterplan requirement)? Do you want me to send through a final version of our mods to be agreed?
Thanks,
[REDACTED]

From: [REDACTED]
Sent: 14 February 2023 12:13
To: [REDACTED]
Subject: RE: West of Gibfield - Wildlife Trust comments

Hi [REDACTED],
We are hoping to finalise our crib sheets by end of tomorrow ahead of sharing with our KC. Do you know if TEP are able to provide a response to this, before end of tomorrow so I can incorporate into our crib sheets?
Thanks
[REDACTED]

From: [REDACTED]
Sent: 07 February 2023 16:35
To: [REDACTED]
Subject: RE: West of Gibfield - Wildlife Trust comments

Think Before you Click

Thanks [REDACTED]

I will send on to TEP and ask them to review.

[REDACTED]
[REDACTED]
[REDACTED]

Turley

[REDACTED]
[REDACTED]

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From: [REDACTED]

Sent: 07 February 2023 15:02

To: [REDACTED]

[REDACTED] [uk](#)>

Subject: West of Gibfield - Wildlife Trust comments

Hi [REDACTED]

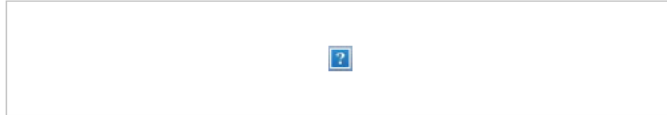
Further to our discussion last week on ecology, I attach a summary of the comments submitted by the Wildlife Trust, as part of their Reg 19 submission.

The views of Peel / TEP on this would be useful ahead of the hearing session.

Thanks

[REDACTED]

>><<



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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: West of Gibfield - Wildlife Trust comments
Date: 02 March 2023 16:44:59
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.jpg](#)
[image006.jpg](#)
[image314759.png](#)
[image682269.png](#)
[image636399.png](#)

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Hi [REDACTED]

Just wondering if you have finalised the mods for Gibfield and able to send them over?

It doesn't look like the Mosley Common team will need to join the call any longer.

Thanks,

[REDACTED]
Associate Director

Turley

[REDACTED]

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From: [REDACTED]
Sent: Tuesday, February 28, 2023 4:57:26 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: West of Gibfield - Wildlife Trust comments
Hi [REDACTED], yes that would be fine, though I have just been in touch with [REDACTED]
From: [REDACTED]
Sent: 28 February 2023 16:49
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: West of Gibfield - Wildlife Trust comments

Think Before you Click

That's great thanks.

Speaking with the Mosley Common team, are they okay to piggy back on to the end of our call Friday, to run through final things? (they may be looking to arrange something sooner, but if not could join Friday).

thanks,

[REDACTED]
Associate Director

Turley

[REDACTED]

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From: [REDACTED]
Sent: 28 February 2023 11:17
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: West of Gibfield - Wildlife Trust comments

No problem. The mods should be available ahead of our meeting on Friday.

From: [REDACTED]
Sent: 28 February 2023 11:09
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: West of Gibfield - Wildlife Trust comments

Think Before you Click

Hi [REDACTED]

That's great, thanks for confirming.

You will have seen I have just sent an invite around for 1pm – hopefully this time suits, our diaries are quite tight Friday.

Will you look to get out the fill list of mods sent around by Friday, or are they more likely next week?

Thanks,

[REDACTED]

Associate Director

Turley

[REDACTED]

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From: [REDACTED]
Sent: 28 February 2023 10:50
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: West of Gibfield - Wildlife Trust comments

Hi [REDACTED],

Thanks for this.

On reflection, we are now content to remove the reference to design codes in the masterplan clause.

Yes, a meeting would be good. Friday is best for me if that is ok. I am free any time. 1 hour should suffice I think.

Thanks

[REDACTED]

From: [REDACTED] >
Sent: 28 February 2023 09:06
To: [REDACTED] >
Cc: [REDACTED]
Subject: RE: West of Gibfield - Wildlife Trust comments

Think Before you Click

Morning [REDACTED]

Thanks for sending through the below.

Just on the 1st point about the masterplan clause, we have not seen a Design Code being introduced as standard across other PFE allocation, so am just wondering whether you can explain this new requirement any further? I am aware Mosley Common have provided a Design Code prior to submitting an application, but this appears to have been done informally, with no formal approval process.

With the Design Code now suggested, would this require the same executive process as the masterplan, or would the design code lie with officers to approve? We completely understand the need to provide a design code for the wider allocation, but it is the timing as

worded in your suggested mod which we cannot fully understand. We had anticipated that the Design Code would be submitted as part of the planning application?

No issues with the introduction of use classes to the employment land clause. Thank you.

Shall I look to see if I can set up a call on Wednesday or Friday this week? What times would suit you best?

Thanks again,

[Redacted]
[Redacted]
Associate Director

Turley

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[Redacted]
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From: [Redacted] >

Sent: 27 February 2023 16:49

To: [Redacted]

Cc: [Redacted]

Subject: RE: West of Gibfield - Wildlife Trust comments

Hi [Redacted],

Informed by our meeting with our KC the two criteria we discussed are to be proposed as follows:

1. Be in accordance with a comprehensive masterplan that is agreed by the Council, and is effectively informed by detailed site investigations, an archaeological assessment and other constraints and design code that is agreed by the council. This will include the need for an infrastructure phasing and delivery strategy in accordance with policy JP-D1;
3. Deliver around 45,500 sqm of E(g). B2 and/or B8 employment floorspace in the south east of the allocation on land to the south of the site, as a logical extension to the existing Gibfield Park Industrial Area;

The wording to the masterplan clause is standard wording being applied to most allocation policies. The employment criterion is as we discussed, with the addition of the use classes.

There are further proposed modifications to the site allocation policy as a result of our meeting with KC, though these are largely for consistency across the allocation policies. We are just finalising these ahead of an internal deadline on Wednesday.

Happy to share these once finalised, and discuss further this week if necessary (ideally Wed or Friday).

Thanks

[Redacted]
From: [Redacted]
Sent: 22 February 2023 14:44

To: [Redacted]

Cc: [Redacted]

Subject: RE: West of Gibfield - Wildlife Trust comments

[Redacted] **Think Before you Click**

Afternoon [Redacted]

Just emailing to see if there is any update following your meeting with the KC last Friday? Is there anything we need to be aware of, or did discussions go largely in-line with ours?

Thanks,

[Redacted]
[Redacted]
Associate Director

Turley

[Redacted]
[Redacted]
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From: [REDACTED]
Sent: 14 February 2023 17:31
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: West of Gibfield - Wildlife Trust comments

Yes, no problem, happy to be as transparent with you as possible going into the sessions. A short meeting w/c 27 Feb may be a good idea so we are clear on approach going into the hearing session.

Cheers

[REDACTED]

From: [REDACTED]
Sent: 14 February 2023 14:04
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: West of Gibfield - Wildlife Trust comments

[REDACTED] **Think Before you Click**

Thanks [REDACTED],
If you are able to share your suggested mods ahead of going to GMCA that would be helpful?

Best,

[REDACTED]

[REDACTED]

Associate Director

Turley

[REDACTED]

[REDACTED]

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From: [REDACTED]
Sent: 14 February 2023 13:46
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: West of Gibfield - Wildlife Trust comments

Yes, we will submitting in favour of the employment modification, and possibly the equalisation one subject to the discussion with KC.

Thanks

From: [REDACTED]
Sent: 14 February 2023 13:44
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: West of Gibfield - Wildlife Trust comments

[REDACTED] **Think Before you Click**

Hi [REDACTED],
Thanks for the update with the mods. If you could keep me posted following your discussion with your KC on Friday that would be great – is it likely you will be submitting in favour of those agreed mods to GMCA, or too early to say?
In regards to the equalisation, whilst Peel aren't too concerned with this issue on Gibfield, it has been suggested by our legal team to provide a degree of consistency across the PFE allocation – but, happy for your legal team to discuss this also.

Thanks and speak soon,

[REDACTED]

[REDACTED]

Associate Director

Turley

[REDACTED]

[REDACTED]

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From: [REDACTED]
Sent: 14 February 2023 13:00
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: West of Gibfield - Wildlife Trust comments

Hi [REDACTED]

Thanks for this.

In terms of the suggested modifications, I am going to discuss these with our KC on Friday. We will be submitting our proposed modifications to the site allocation policies to the GMCA on around 1 March ahead of submission to the Planning Inspectors on Fri 3 March.

We are in agreement with the employment criterion, though I recall [REDACTED] saying at our meeting that he wasn't overly bothered about the equalisation point given Peel are sole landowner of Gibfield. However, I will discuss the merits of including this with our KC on Friday (when we have our pre session with him). Your colleagues working on the Mosley Common allocation are seeking similar.

Thanks

From: [REDACTED]
Sent: 14 February 2023 12:17
To: [REDACTED]
Cc: [REDACTED]
[REDACTED] West of Gibfield - Wildlife Trust comments

Think Before you Click

Hi [REDACTED]

We've had a version sent through from TEP already, but there are just a couple of minor tweaks needed – I will chase this and send through asap, should be before COP tomorrow.

I was meaning to email you later today, so may as well include now. In regard to the mods suggested by Peel, which you are in agreeance too (equalisation and development parcels), how best do we go about dealing with this? Will you, on behalf of GMCA, be preparing a note the week before the hearing to suggest mods in-line with Peels as in their matter statement (except the masterplan requirement)? Do you want me to send through a final version of our mods to be agreed?

Thanks,

[REDACTED]
Associate Director

Turley

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From: [REDACTED] >
Sent: 14 February 2023 12:13
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: West of Gibfield - Wildlife Trust comments

Hi [REDACTED]

We are hoping to finalise our crabsheets by end of tomorrow ahead of sharing with our KC. Do you know if TEP are able to provide a response to this, before end of tomorrow so I can incorporate into our crabsheets?

Thanks

From: [REDACTED]
Sent: 07 February 2023 16:35
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: West of Gibfield - Wildlife Trust comments

Thanks [REDACTED]
I will send on to TEP and ask them to review.

[REDACTED]
[REDACTED]
[REDACTED]
Turley

Mobile: [REDACTED]
[REDACTED]

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From: [REDACTED]
Sent: 07 February 2023 15:02
To: [REDACTED]
Cc: [REDACTED]
Subject: West of Gibfield - Wildlife Trust comments

Hi [REDACTED]
Further to our discussion last week on ecology, I attach a summary of the comments submitted by the Wildlife Trust, as part of their Reg 19 submission. The views of Peel / TEP on this would be useful ahead of the hearing session.
Thanks

>><<



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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: PFE - West of Gibfield, North of Mosley Common
Date: 18 January 2023 17:49:52
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.jpg](#)
[image094317.png](#)
[image307277.png](#)
[image703246.png](#)

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Thanks [REDACTED]

Just to add that we are noting the Inspectors appear very keen that any modifications proposed are submitted to them in good time so we would like to re-open the conversation about modifications now, especially as there are some modifications being proposed on other allocations that will need to be implemented across the board.

From a Mosley Common perspective, we would like to consider our submitted modifications but have updated our thinking on the criteria concerning access arrangements (criterion 4) and a potential addition criteria covering equalisation of infrastructure costs (although we note that for Timperley Wedge this provision has been weaved into the masterplan criterion.

Thanks

[REDACTED]

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Office: [REDACTED]

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From: [REDACTED]

Sent: 18 January 2023 10:06

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: PFE - West of Gibfield, North of Mosley Common

Morning [REDACTED],

Hope you are well?

Further to our meeting before the xmas break, in which a number of actions were raised. We have been working on those actions and have had a con session with our legal team and thought it would now be a good time to get another meeting booked in the diaries ahead of the hearing sessions to run through the outstanding issues in relation to the Gibfield/Mosley Common allocations. For Gibfield, it would be useful to discuss:

- Further consideration of the wetland NIA designation
- Modifications to policy wording
 - Masterplan
 - Location of employment floorspace
- MOU in regard to the link road.
- Approach to MSA

The team working on Mosley Common are in a similar position also and can provide their items for discussion ahead of the meeting. Would you be able to let me know your availability for two meetings in the next couple of weeks – one for Gibfield and the other for Mosley Common?

As a quick reminder, the date of the hearing sessions:

- Mosley Common – Tuesday March 7th
- Gibfield – March 8th

Many thanks,

[REDACTED]

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From: [REDACTED] >

Sent: 29 November 2022 15:28

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: PFE - West of Gibfield, North of Mosley Common

Hi [REDACTED]

Our availability is currently as follows:

Mon 5 December – 10-12

Tue 6 December – 3-4

Wed 7 December – 9-1; 2-3

Thu 8 December – 1-2

Tue 13 December – 2-5

Hope this works

[REDACTED]

[REDACTED]

From: [REDACTED]

Sent: 29 November 2022 13:18

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: PFE - West of Gibfield, North of Mosley Common

[REDACTED] **Think Before you Click**

Afternoon [REDACTED]

Thanks for sending through agenda items and will be happy to include these. However, we have had some last-minute diary conflicts.

Is it possible to re-arrange the meeting?

Appreciate it was previously hard to find a suitable slot, so it may be that we have to split up Gibfield and Mosley Common.

For Gibfield, does Wednesday 14th December PM work?

For Mosley Common, does Friday 9th December 1pm – 2pm work?

Thanks,

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

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From: [REDACTED]

Sent: 29 November 2022 11:21

To: [REDACTED]

[REDACTED]

Subject: RE: PFE - West of Gibfield, North of Mosley Common

[REDACTED]

In addition, I'd also like to add the following as a discussion item:

1. Mosley Common – Update on progress with TFGM re LSM busway stop / additional capacity.

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: PFE - West of Gibfield, North of Mosley Common
Date: 26 January 2023 13:41:44
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.jpg](#)
[image477143.png](#)
[image897194.png](#)
[image440514.png](#)

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Hi [REDACTED]

As below and ahead of the meeting next Tuesday, suggested areas for discussion include:

Modifications

We have been watching the site-specific hearing sessions for the last week or so and it has become clear that the Inspectors do not appear favourable of having to agree mods to the policies on the day, instead are preferring that any modifications are agreed to before the day. Following our last meeting with you back in December, we discussed our proposed modifications to the policy and you mentioned that whilst you are generally happy with these (on some, not all), that you would not look to agree to the mods until on the day. In light of the Inspectors preferred approach, we hope to agree the modifications with you ahead of the hearing, where we can, including:

- Criterion 1 – to amend the wording to allow the masterplan to not need to be agreed prior to a planning application
- Criterion 3 – to amend the wording to allow greater flexibility to the location of the employment development.

In addition to this, and again a learning from previous hearings and to provide a degree of consistency amongst the site allocation policies, we would like to further amend Criterion 1, to include that contributions will be determined proportionately to fund any necessary infrastructure. This has come as a result of the hearing session for Timperley Wedge where the GMCA were understanding that the policy should capture a proportionate distribution of contributions, but that it would be up to the individual developers to implement an appropriate agreement. Therefore, the newly proposed modification to criterion 1, would read either:

- As currently drafted - *Be in accordance with a masterplan that is agreed by the Council and is effectively informed by detailed site investigations, an archaeological assessment and other constraints. **The masterplan will be delivered in a coordinated and comprehensive manner with proportionate contributions to fund necessary improvements.***

Or

- As proposed by Peel – *Be in accordance with a masterplan that **has been prepared and consulted upon prior to the submission of the first planning application. The masterplan, which is to be informed by the detailed site investigation, an archaeological assessment and other constraints, will be submitted alongside the first planning application. The masterplan will be delivered in a coordinated and comprehensive manner with proportionate contributions to fund necessary improvements.***

Ecology

We have now heard from the GMEU in regards to the pre-application, our ecologist is just reviewing this and will be prepare a note ahead of our meeting.

The ecologist has also provided a short note on the Wetlands NIA, I can share this ahead of the meeting also.

Minerals

It appears that the MSAs are not being raised by the Inspectors as a contentious matter and are instead agreeing that a modification be made to those site allocations, to include a requirement to have fully considered MSA in-line with the Minerals and Waste Plan.

Peel would agree with this approach on Gibfield.

Hope the above all makes sense. I am on leave from today until Tuesday next week, but Steve Bell will be able to pick up any queries during. Otherwise, see you on the 1st.

Thanks,

[REDACTED]

Turley

[REDACTED]

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From: [REDACTED]

Sent: 25 January 2023 12:43

To: [REDACTED]

Subject: RE: PFE - West of Gibfield, North of Mosley Common

Hi [REDACTED]

Thanks again for the below.

For the Gibfield site, can we go with Wednesday 11 – 12 please? I can send out a meeting invite following this email.

I will also send a separate email with areas for discussion and issue agenda ahead of the meeting.

From: [REDACTED]

Sent: 25 January 2023 09:58

To: [REDACTED]

Subject: RE: PFE - West of Gibfield, North of Mosley Common

Hi [REDACTED]

Sorry for the delay with this. Our availability is as follows, hopefully one of these will suit.

- Monday 30 – 11:30 – 12:30
- Tuesday 31 – 15:30 – 17:00
- Wednesday 1 – 09:00 – 12:00
- Thursday 2 – 10:00 – 11:00
- Friday 3 – 12:00 – 17:00

Many thanks

From: [REDACTED]

Sent: 23 January 2023 09:14

To: [REDACTED]

Subject: RE: PFE - West of Gibfield, North of Mosley Common

Think Before you Click

Morning [REDACTED]

Hope you had a good weekend?

Just following up on the below, would you be able to provide some meeting dates for the two sites?

Thanks,

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From: [REDACTED]

Sent: 18 January 2023 17:49

To: [REDACTED]

Subject: RE: PFE - West of Gibfield, North of Mosley Common

Thanks [REDACTED]

Just to add that we are noting the Inspectors appear very keen that any modifications proposed are submitted to them in good time so we would like to re-open the conversation about modifications now, especially as there are some modifications being proposed on other allocations that will need to be implemented across the board.

From a Mosley Common perspective, we would like to consider our submitted modifications but have updated our thinking on the criteria concerning access arrangements (criterion 4) and a potential addition criteria covering equalisation of infrastructure costs

(although we note that for Timperley Wedge this provision has been weaved into the masterplan criterion.

Thanks

[Redacted]
[Redacted]
[Redacted]

Turley

[Redacted]
[Redacted]
[Redacted] company.

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From: [Redacted]

Sent: 18 January 2023 10:06

To: [Redacted]

[Redacted]
[Redacted]

Subject: RE: PFE - West of Gibfield, North of Mosley Common

Morning [Redacted]

Hope you are well?

Further to our meeting before the xmas break, in which a number of actions were raised. We have been working on those actions and have had a con session with our legal team and thought it would now be a good time to get another meeting booked in the diaries ahead of the hearing sessions to run through the outstanding issues in relation to the Gibfield/Mosley Common allocations.

For Gibfield, it would be useful to discuss:

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- Modifications to policy wording
 - Masterplan
 - Location of employment floorspace
- MOU in regard to the link road.
- Approach to MSA

The team working on Mosley Common are in a similar position also and can provide their items for discussion ahead of the meeting. Would you be able to let me know your availability for two meetings in the next couple of weeks – one for Gibfield and the other for Mosley Common?

As a quick reminder, the date of the hearing sessions:

- Mosley Common – Tuesday March 7th
- Gibfield – March 8th

Many thanks,

[Redacted]
[Redacted]
[Redacted]

Turley

[Redacted]
[Redacted]

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From: [Redacted]

Sent: 29 November 2022 15:28

To: [Redacted]

[Redacted]
[Redacted]

Subject: RE: PFE - West of Gibfield, North of Mosley Common

Hi [Redacted]

Thanks



Places Directorate Economy and Environment

Wigan Council

Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ



www.wigan.gov.uk

www.twitter.com/wigancouncil

www.facebook.com/WiganCouncilOnline

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From: [REDACTED]
Subject: RE: PFE Examination - Action Points, West of Gibfield
Date: 28 March 2023 09:22:04
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Morning [REDACTED]
[REDACTED] is on leave this week but is back next week. The action points are largely in-line with the agreed mods. We'll let you know if we need any assistance.
Thanks
[REDACTED]

From: [REDACTED]
Sent: 28 March 2023 09:16
To: [REDACTED]
Subject: PFE Examination - Action Points, West of Gibfield

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Morning both,
Hope all is well?
We have seen the examiners have published their action points following the hearing sessions - <https://www.hwa.uk.com/site/wp-content/uploads/2023/02/IN31-AP-week-10-Wigan-allocations.pdf>
The points for Gibfield are largely in-line with the agreed mods that were submitted prior to the hearing session, but if you need us to assist you in any way with responding to the points, please do let me know.

Many thanks,

[REDACTED]

Turley

[REDACTED]

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From: [REDACTED]
Subject: RE: PFE Examination - Land at Gibfield, Policy JPA 37 / Mosley Common, Policy JPA 35
Date: 18 November 2022 13:41:42
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.jpg](#)
[image370005.png](#)
[image623857.png](#)
[image420913.png](#)

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Afternoon [REDACTED]
Thanks for this, I will check availability our-side and let you know.
Speak soon,

[REDACTED]

Turley

[REDACTED]

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From: [REDACTED]
Sent: 17 November 2022 12:01
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: PFE Examination - Land at Gibfield, Policy JPA 37 / Mosley Common, Policy JPA 35

Hi [REDACTED]
In hindsight, we have limited availability after 14 December (due to leave) so am happy to put something in diaries prior to this.
Our availability seems OK as follows:
28 November: 10-3
1 December: 10-1
6 December: 2-4
7 December: 9-1

It would be preferable to deal with both sites in one meeting, but could go for 2 separate meetings if availability does not allow. I assume 2 hours will be sufficient for both sites.

[REDACTED]

From: [REDACTED]
Sent: 16 November 2022 17:29
To: [REDACTED]
Subject: RE: PFE Examination - Land at Gibfield, Policy JPA 37 / Mosley Common, Policy JPA 35

Think Before you Click

Hi [REDACTED]
All good thanks.
That's great, thanks for confirming.
Completely understand you will be wanting to focus on earlier hearing sessions, so happy to look for a date later on in December.
Can I suggest we look for a date starting from Wednesday 14th Dec through Thursday 22nd Dec, as conscious people might have leave booked in the lead-up to xmas. Would you be able to let me know your availability for this and we can start to get something booked in?
It would also make sense to cover Mosley Common and Gibfield in the same meeting, but as we have a different team covering both, to split the meeting in two? Or if you would rather two independent meetings, this wouldn't be a problem.
Thanks again,

[REDACTED]

[Redacted]

Turley

[Redacted]

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From: [Redacted]

Sent: 16 November 2022 16:59

To: [Redacted]

[Redacted]

Subject: RE: PFE Examination - Land at Gibfield, Policy JPA 37 / Mosley Common, Policy JPA 35

Hi [Redacted],

Yes, all well here thanks, hope you are too.

I agree that meeting to discuss common ground and common responses on the proposed allocations will be a valuable exercise and essential prep ahead of the examination.

At our side, it will probably involve [Redacted]

Have you a time in mind to meet? Is it something we can leave to just before Christmas (w/c 19 Dec) given that the hearing session is in March and I am preparing for other PFE sessions in late November / early December?

Happy to discuss.

[Redacted]

From: [Redacted]

Sent: 15 November 2022 16:15

To: [Redacted]

[Redacted]

Subject: PFE Examination - Land at Gibfield, Policy JPA 37 / Mosley Common, Policy JPA 35

Think Before you Click

Afternoon [Redacted]

Hope all is well?

As an aside to the application workstreams on the Gibfield and Mosley Common site's, we are also preparing for the PFE EIP for the site-specific issues. As part of this, we are reaching out to the local planning authorities to arrange meetings where we can discuss common approaches to the hearings (common ground, common responses to issues likely to be raised by the Inspectors'/objectors). Would Wigan be willing to such a meeting? Ideally it would be great to get something booked in the diaries for this side of Christmas and it would make sense to cover the two sites in one, but understand that diaries may not allow for this.

[Redacted]

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[Redacted]

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From: [REDACTED]
Subject: RE: PFE Examination - Land at Gibfield, Policy JPA 37
Date: 09 December 2022 16:03:23
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image333291.png](#)
[image049279.png](#)
[image381563.png](#)
[Meeting Minutes - Places for Everyone, Policy JPA 37, Land at Gibfield.pdf](#)

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Afternoon all,
Thanks again for your time on Wednesday, found it really useful.
We have prepared the following minutes from the meeting. Please note there are a couple actions for Wigan to follow-up. Appreciate we are in the lead-up to xmas, so I will follow up on the actions into the new year and as we discussed, it might be useful to have a further meeting to run through the final outstanding points?
Many thanks and have a nice weekend all,

[REDACTED]

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[REDACTED]

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From: [REDACTED]
Sent: 07 December 2022 13:04
To: [REDACTED]
Subject: RE: PFE Examination - Land at Gibfield, Policy JPA 37
Thanks [REDACTED] that is helpful. No need to discuss this later.
[REDACTED] Please can you reply to the FOI with the assessment that [REDACTED] has provided.
Cheers
[REDACTED]

From: [REDACTED]
Sent: 07 December 2022 12:47
To: [REDACTED]
Subject: RE: PFE Examination - Land at Gibfield, Policy JPA 37

Think Before you Click

Afternoon [REDACTED]
We have now had confirmation from Peel, that they are happy for the most up-to-date Education Assessment to be submitted to the PFE.
I have attached the latest Edu Assessment for Mosley Common. But there has been no further update on the Gibfield site as of yet, so the current one (that you sent across) still stands.
Do you still want to add this to agenda, or does the above resolve the matter?

[REDACTED]

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From: [REDACTED]

Sent: 07 December 2022 12:40

To: [REDACTED]

Subject: RE: PFE Examination - Land at Gibfield, Policy JPA 37

Hi [REDACTED]

Yes, happy with the agenda. Can I also add the Education Assessment query I raised with you last week.

[REDACTED] cannot attend unfortunately, but I have spoken to [REDACTED] this morning regarding the road connection between Wigan and Bolton and the MOU.

I note there is a meeting on Tuesday with Bolton, Wigan, Peel and iTransport to discuss this further.

Speak later.

[REDACTED]

[REDACTED]

From: [REDACTED]

Sent: 05 December 2022 14:47

To: [REDACTED]

Subject: RE: PFE Examination - Land at Gibfield, Policy JPA 37

Think Before you Click

Afternoon all,

Hope everyone is well?

Ahead of our meeting on Wednesday to run through common approaches/responses to statements received for the Gibfield allocation, I have prepared the attached agenda for discussion.

I also attach our submitted Matter statement and those received by third parties.

Look forward to seeing you all Wednesday,

[REDACTED]

[REDACTED]

[REDACTED]

Turley

[REDACTED]

[REDACTED]

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From: [REDACTED]
To: [REDACTED]
Subject: RE: PFE site allocations - Ecology evidence
Date: 02 February 2023 16:34:07
Attachments: [14b698a9-5acb-4ee0-965f-253016e952da.png](#)
[image579770.png](#)
[image781170.png](#)
[image136926.png](#)

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Afternoon all,

Thanks for your time yesterday. With it being a relatively short meeting, rather than full meeting notes I have prepared the following bullets to confirm that discussed and highlight any actions:

Modifications to Policy JP Allocation 7

i) Criterion 1 – Masterplan and Contributions

[REDACTED] – Wigan/GMCA will not agree to the modification in regards to the masterplan process. As this is an executive process, through the Portfolio Holder and as such should be held separately in recognition of the need to get executive approval. Equally, in requiring the masterplan to endorsed ahead of any planning application, this would not impact on the application programme through any delays or similar.

[REDACTED] – However, the modification to introduce the proportionate contribution is accepted.

[REDACTED] – Gibfield is unlikely to raise any developer contribution issues, as the site is owned by Peel, but seeking modification to ensure consistency amongst the allocation policies, as a result of the hearing session for Timperley Wedge, Trafford.

ii) Criterion 3 – Development Parcels

[REDACTED] – Peels suggested modification is accepted and the rationale is understood as to why a degree of flexibility is needed to be introduced into the policy wording.

[REDACTED] – Wigan are currently reviewing their suggested modifications and whilst no significant changes are expected, will confirm if any changes are being made.

ACTION – Peel/Turley to provide further justification for the suggested modifications.

Ecology

i) Site Surveys/GMEUs comments

[REDACTED] – TEP have been surveying the West of Gibfield site for at least the last 15 years and have a whole suite of surveys, reports and technical notes on the habitats and species on-site. TEPs knowledge of the site is such that any updated/revised surveys are unlikely to result in any change of circumstances, but nonetheless are aware that updated surveys will be required as part of a planning application – but due to the current progress of the planning application, these updates have not yet occurred.

[REDACTED] – GMEUs consultation response to the pre-application enquiry is largely supportive of the proposal and doesn't raise any significant concern, which would be picked up as part of the planning application preparation anyhow.

ACTION – TEP to provide Wigan with the site surveys and any relevant technical notes. And TEP to engage with GMEU ahead of the hearing session to ensure no outstanding matters.

ii) Wetlands NIA

[REDACTED] - A borough-wide designation that does not necessarily protect identified features or prevent development. But rather seeks to enhance and improve wetland features. TEP have prepared a short note to be shared.

ACTION - TEP to share note on NIA and ensure that note covers off the requirements of PFE Policy JP-G 2

Mineral Safeguarded Areas

[REDACTED] – Consideration has been given to the MSA and an agreed approach by Peel/GMCA is to introduce an additional policy requirement that requires any development to be in accordance with the exceptions laid out in Policy 8 of the Minerals Plan.

Trust the above is as discussed, but any comments please do let me know.

Many thanks,

[REDACTED]

Turley

[REDACTED]

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From: [REDACTED]

Sent: 31 January 2023 15:45

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: PFE site allocations - Ecology evidence

Afternoon [REDACTED]

Hope all is well?

We are happy to include ecology onto the agenda for tomorrows meeting re Gibfield. [REDACTED] from TEP, our ecologist, will be joining the call and can run through the comments from GMEU and her comments on the Wetlands NIA.

I have prepared the attached agenda in preparation.

Thanks and see you tomorrow,

[REDACTED]

From: [REDACTED]

Sent: 30 January 2023 18:33

To: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Subject: PFE site allocations - Ecology evidence

Hi all,

Please can I add ecology to the agenda for our meetings on Mosley Common tomorrow and West of Gibfield on Wednesday.

Further to discussions on the Elton site at the EIP (led by [REDACTED] in relation to Elton) the Inspectors have issued [IN24-AP91.pdf \(hwa.uk.com\)](#).

GMEU are leading on a response to this, and have flagged with me that engagement with them on the TEP assessments for West of Gibfield has been limited to just an initial site visit in 2019, and they haven't seen the survey results. This is not consistent with your reps which state that GMEU are supportive in principle.

I am not sure about the position with Mosley Common, but I will seek clarity with GMEU from their perspective. We will be largely reliant on you as site promoters at the EIP with regard to the ecological impacts, for both sites, so please can we discuss as to how we make sure we reduce risk of any potential hurdles, particularly given the recent scrutiny and issue of IN24.

Cheers

[REDACTED]

Places Directorate Economy and Environment

Wigan Council

Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ

[REDACTED]

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Places for Everyone, Land West of Gibfield, Atherton
Date: 09 August 2022 11:34:53
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[ef0e7798-d328-4826-977c-27b1283f0944.png](#)
[image458201.png](#)
[image545026.png](#)
[image678654.png](#)

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Hi [REDACTED]

Just to follow on from my colleagues email re. Gibfield, the same question applies to Mosley Common with an MSA for coal, brick and clay covering the site.

Please do let us know if we can help.

Many Thanks

[REDACTED]
[REDACTED]

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From: [REDACTED]

Sent: 09 August 2022 10:57

To: [REDACTED]
[REDACTED]

Subject: Places for Everyone, Land West of Gibfield, Atherton

Good morning,

You have been liaising with my colleagues in regard to the Mosley Common development and they have passed over your contact details.

I am leading on the Land West of Gibfield site, on behalf of Peel L&P and having been monitoring the PfE Examination. The Inspectors have published an addendum to their IN8 MIQs (IN8.1 – available [here](#)). This contains an additional question in relation to whether the allocations take account of the presence of minerals and minerals infrastructure.

Having searched the GM Minerals Plan, there are Mineral Safeguarded Areas across parts of the site for:

- Coal – Map 7
- Brick Clay – Map 6
- Sandstone – Map 5

Policy 8 of the Minerals Plan contains a number of scenarios where prior extraction of minerals is not required before development of MSA. But in preparing a response, do you want any assistance from us with this?

If you could let me know either way it would be appreciated.

Many thanks,

[REDACTED]
[REDACTED]
[REDACTED]

Turley

[REDACTED]
[REDACTED]

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From: [REDACTED]
To: [REDACTED]
Date: 05 April 2022 16:32:16
Attachments: [8a8d2c0c-7053-44af-8b8b-e758bd8026e3.png](#)
[image672062.png](#)
[image918717.png](#)
[image287349.png](#)
[PFE SoCG DRAFT North of Mosley Common JPA35 - Council issue.docx](#)

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[REDACTED]

As discussed this morning, please find attach a draft SoCG for Mosley Common. We have kept this focussed, in line with the Examiners request.

The exception to this is including some elements of common ground (not exhaustive). From our discussion this morning, this section may be expanded in the coming weeks or it may be removed (presumably on the basis that matters that are not cited under the Areas of Disagreement section are by definition agreed). Let us know your thoughts.

The draft SoCG on Gibfield should be with you tomorrow.

Enjoy your break.

[REDACTED] perhaps we can discuss once you have considered?

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

Sent: 04 April 2022 17:33

[REDACTED]

Cc: [REDACTED]

Subject: Statements of Common Ground - Mosley Common and West of Gibfield

Hi [REDACTED]

Are you available for a quick discussion on the SoCGs for Mosley Common and West of Gibfield tomorrow?

As discussed recently, we agreed that you would be preparing an initial draft of these (based on the structure set out in the Inspector's Note), and sending to us this week for our review and input. Please can you advise me on progress. I am on leave for a week from Wednesday so an initial draft by end of tomorrow would be ideal if possible. My colleague [REDACTED] will be leading on the SoCGs in my absence.

I have had a meeting with the GMCA and other district's today, and the GMCA are keen that all SoCGs are consistently presented as far as possible. The initial drafts of the SoCGs for the vast majority of the other site allocations are being prepared by districts rather than the site promoters, including, I believe, for the Peel sites in Salford and Rochdale.

I am comfortable for you to be preparing the initial draft, but just wanted to flag at this stage that a consistent approach is being sought, in line with the PINS note.

If you are available for a quick discussion tomorrow, it would be great.

[REDACTED]

[REDACTED]

[REDACTED]

Places Directorate Economy and Environment
Wigan Council
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ

[REDACTED]

[REDACTED]

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From: [REDACTED]
To: [REDACTED]
Subject: RE: Statements of Common Ground - Mosley Common and West of Gibfield
Date: 11 April 2022 08:21:23
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
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[image471813.png](#)
[image182889.png](#)
[image429624.png](#)
[PfE SoCG DRAFT North of Mosley Common JPA35 - Council issue.docx](#)
[PfE SoCG DRAFT Gibfield Park JPA37 8.4.22.docx](#)
Importance: High

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Good Morning All,
Further to the below, please find attached the Statements of Common Ground for both Mosley Common and West of Gibfield. The Mosley Common SOCG has been amended slightly to ensure a degree of consistency with West of Gibfield. We'd be happy to discuss these with you further once you have had chance to review.
Kind Regards

[REDACTED]
[REDACTED]
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From: [REDACTED]
Sent: 05 April 2022 16:32
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Statements of Common Ground - Mosley Common and West of Gibfield

[REDACTED]
As discussed this morning, please find attach a draft SoCG for Mosley Common. We have kept this focused, in line with the Examiners request. The exception to this is including some elements of common ground (not exhaustive). From our discussion this morning, this section may be expanded in the coming weeks or it may be removed (presumably on the basis that matters that are not cited under the Areas of Disagreement section are by definition agreed). Let us know your thoughts. The draft SoCG on Gibfield should be with you tomorrow. Enjoy your break.

[REDACTED] perhaps we can discuss once you have considered?

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From: [REDACTED]

Sent: 04 April 2022 17:33

To: [REDACTED]

Cc: [REDACTED]

Subject: Statements of Common Ground - Mosley Common and West of Gibfield

Hi [REDACTED],

Are you available for a quick discussion on the SoCGs for Mosley Common and West of Gibfield tomorrow?

As discussed recently, we agreed that you would be preparing an initial draft of these (based on the structure set out in the Inspector's Note), and sending to us this week for our review and input. Please can you advise me on progress. I am on leave for a week from Wednesday so an initial draft by end of tomorrow would be ideal if possible. My colleague [REDACTED] will be leading on the SoCGs in my absence.

I have had a meeting with the GMCA and other district's today, and the GMCA are keen that all SoCGs are consistently presented as far as possible. The initial drafts of the SoCGs for the vast majority of the other site allocations are being prepared by districts rather than the site promoters, including, I believe, for the Peel sites in Salford and Rochdale.

I am comfortable for you to be preparing the initial draft, but just wanted to flag at this stage that a consistent approach is being sought, in line with the PINS note.

If you are available for a quick discussion tomorrow, it would be great.

[REDACTED]

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Wigan Council

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Statements of Common Ground
Date: 26 April 2022 20:38:46
Attachments: [220422_JPA_37_West_of_Gibfield_SOCG_AG_\(002\).docx](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.jpg](#)
[image005.jpg](#)
[image006.jpg](#)

Importance: High

Hi [REDACTED]
Are you able to sign and return so I can share with GMCA tomorrow (Wed).
I think we are there with consensus.
Many thanks
[REDACTED]

From: [REDACTED]
Sent: 26 April 2022 13:32
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Statements of Common Ground

Hi [REDACTED]
Yes, thank you. We are content with the version you have attached. Please can you sign and return.
[REDACTED]

From: [REDACTED]
Sent: 26 April 2022 12:34
To: [REDACTED]
[REDACTED]
[REDACTED]

Subject: RE: Statements of Common Ground

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Afternoon [REDACTED]
Sorry to chase, but mindful of today's deadline. Are you happy with the SOCG as now drafted/issued yesterday (re-attached for ease)? If so, I can sign this and issue it back to you.
Thanks
[REDACTED]
[REDACTED]

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From: [REDACTED]

Sent: 25 April 2022 17:19

To: [REDACTED]
[REDACTED]
[REDACTED]

Subject: RE: Statements of Common Ground

Hi [REDACTED]

I think we are content with your proposed changes. We agree the allocation areas can remain as originally drafted. Understandably the policy wording should be reflective of what is proposed within the allocation boundary with regards to the delivery of the link road. This is then consistent with the explanation text at para 11.378.

I've attached a version with your changes accepted. If you're also happy with this we can proceed to sign the SOCG.

[REDACTED]
[REDACTED]

From: [REDACTED]

Sent: 25 April 2022 15:28

To: [REDACTED]
[REDACTED]

Subject: RE: Statements of Common Ground

Hi [REDACTED]

Thank you for your proposed amendments. My response is attached. In reviewing the policy as part of this exercise, I have identified a required minor change to clause 4, which we can hopefully identify as common ground in the SoCG. I have added it as tracked changes in Section 2. Happy to discuss.

[REDACTED]

From: [REDACTED]

Sent: 25 April 2022 14:01

To: [REDACTED]
Cc: [REDACTED]

Subject: Statements of Common Ground

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[REDACTED]

Minor tweaks on the Gibfield SoCG. Are you content with the suggested amendments?

[REDACTED]
[REDACTED]
[REDACTED]

Turley

[REDACTED]


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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Statements of Common Ground
Date: 04 May 2022 07:52:44
Attachments: [image001.png](#)
[image002.png](#)
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[image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.jpg](#)
[image006.jpg](#)
[220422_JPA 37 West of Gibfield SOCG AG \(002\).docx](#)

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Morning [REDACTED]

Hope you are well.

Could you send me a copy of the final signed SoCG and map through for our files?

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Turley

[REDACTED]

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On 26 Apr 2022, at 20:39, [REDACTED]:

Hi [REDACTED]
Are you able to sign and return so I can share with GMCA tomorrow (Wed).
I think we are there with consensus.
Many thanks

From: [REDACTED]
Sent: 26 April 2022 13:32
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Statements of Common Ground

Hi [REDACTED]
Yes, thank you. We are content with the version you have attached. Please can you sign and return.

From: [REDACTED]
Sent: 26 April 2022 12:34
To: [REDACTED]

Cc: [REDACTED]
Subject: RE: Statements of Common Ground

you Click

Think Before

Afternoon [REDACTED]

Sorry to chase, but mindful of today's deadline. Are you happy with the SOCG as now drafted/issued yesterday (re-attached for ease)? If so, I can sign this and issue it back to you.

Thanks

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From: [REDACTED]

Sent: 25 April 2022 17:19

To: [REDACTED]

Subject: RE: Statements of Common Ground

Hi [REDACTED]

I think we are content with your proposed changes. We agree the allocation areas can remain as originally drafted. Understandably the policy wording should be reflective of what is proposed within the allocation boundary with regards to the delivery of the link road. This is then consistent with the explanation text at para 11.378.

I've attached a version with your changes accepted. If you're also happy with this we can proceed to sign the SOCG.

From: [REDACTED]

Sent: 25 April 2022 15:28

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: Statements of Common Ground

Hi [REDACTED]

Thank you for your proposed amendments. My response is attached.

In reviewing the policy as part of this exercise, I have identified a required minor change to clause 4, which we can hopefully identify as common ground in the SoCG. I have added it as tracked changes in Section 2.

Happy to discuss.

From: [REDACTED]

Sent: 25 April 2022 14:01

To: [REDACTED]

Subject: Statements of Common Ground

you Click

Think Before

Minor tweaks on the Gibfield SoCG. Are you content with the suggested amendments?

[REDACTED]
[REDACTED]

Turley

[REDACTED]
[REDACTED]

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Our co-owners are contactable in the usual ways and we suggest using mobile numbers in the first instance.

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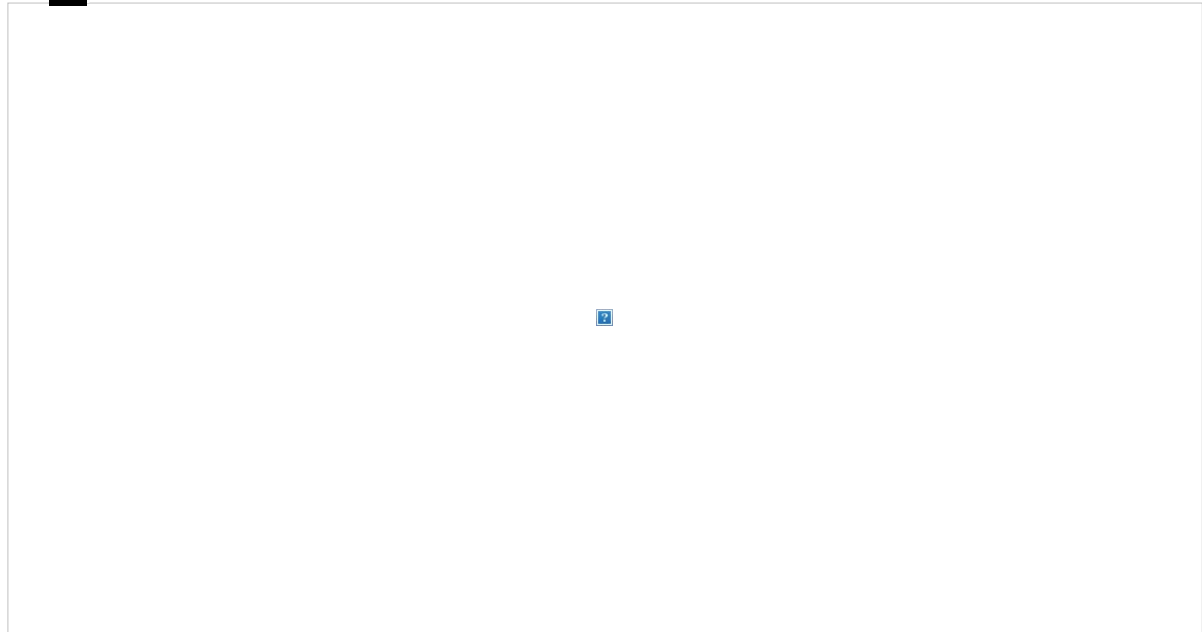
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From: [REDACTED]
Subject: RE: Peat Mapping
Date: 07 February 2023 10:15:00
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.jpg](#)

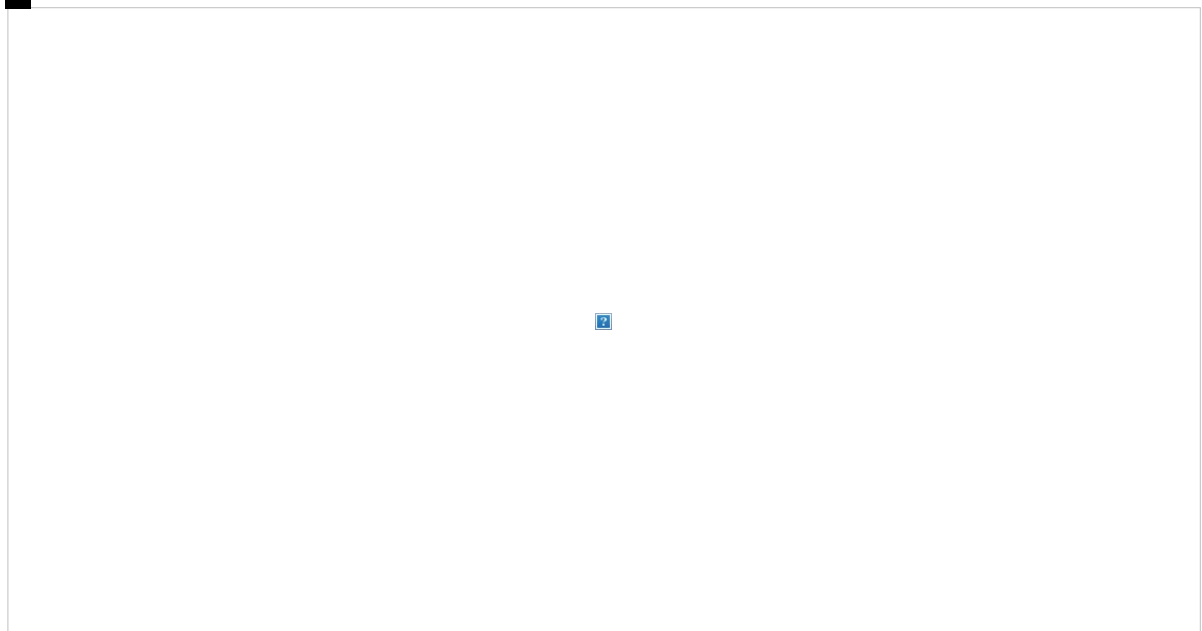
Hi [REDACTED]
Thanks for this the North of Mosley Common site is correct the other two I've highlighted in pink. The one in Lowton is Pocket Nook and the one near Atherton is West of Gibfield.
Cheers [REDACTED]

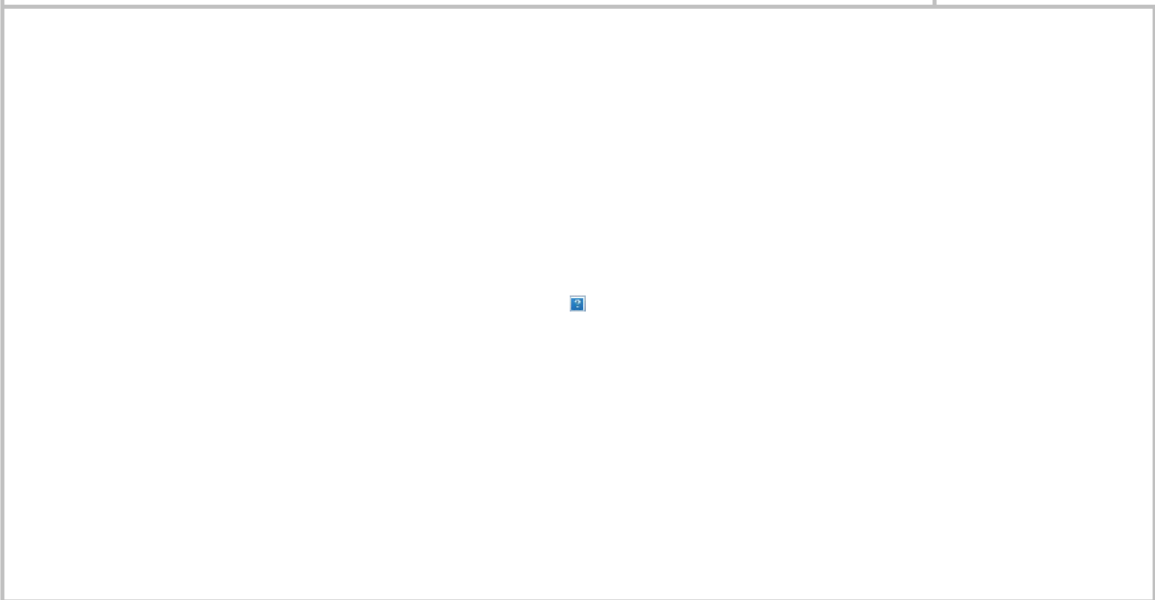
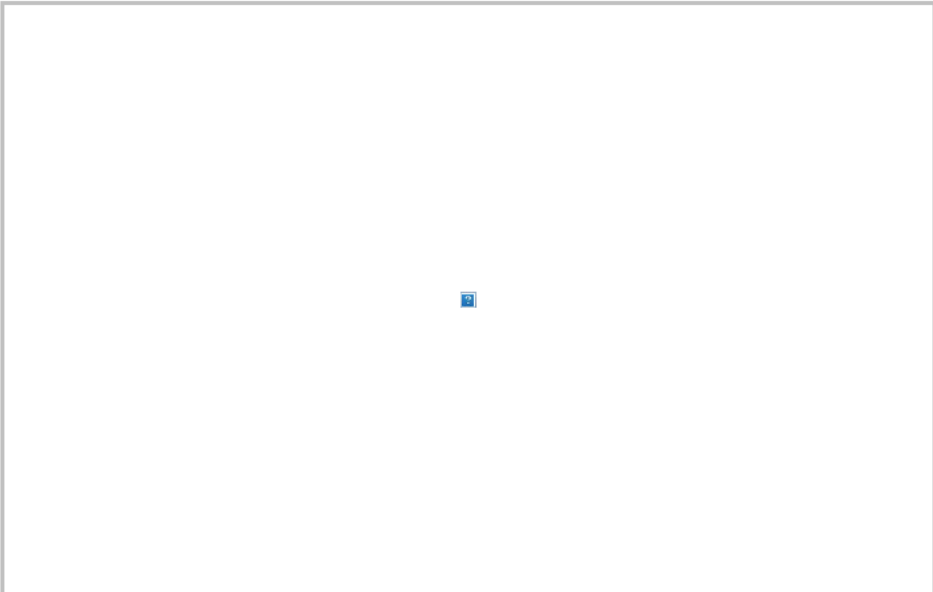


From: [REDACTED]
Sent: 07 February 2023 10:04
To: [REDACTED]
Subject: RE: Peat Mapping
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Hi [REDACTED]
Can you point out on the map below if we have the right allocations? From first look it looks like they're not. The allocation next to Hollins Wood might though and would need closer inspection if that's one of the 3?
Can you clarify which ones exactly so we don't look at the wrong ones!
Thanks

From: [REDACTED]
Sent: 06 February 2023 11:21
To: [REDACTED]
Subject: RE: Peat Mapping
I have check for both sites on our peat map on webmap, the public one online and also the GGS surface geology map and even check some borehole logs form within both sites (shows till/clay), I cannot see any peat.
Just checking these are the sites that they are referring too.





From: [REDACTED]

Sent: 06 February 2023 10:05

To: [REDACTED]

Cc: [REDACTED]

Subject: FW: Peat Mapping

Hi,

To be aware. Following our catch up this morning. Paul, sorry to ask. Can you check these with our data layer? Do you know of any other data that may suggest peat historically in these 3 sites? Maybe ask [REDACTED] to check against our available peat layer?

A

From: [REDACTED]

Sent: 06 February 2023 09:48

To: [REDACTED]

Subject: RE: Peat Mapping

Thanks both!

[REDACTED]
Senior Planner Environmental Planning

Planning and Regeneration

Wigan Council

Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ

[REDACTED]

[REDACTED]

www.wigan.gov.uk

www.twitter.com/wigancouncil

www.facebook.com/WiganCouncilOnline

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]

Sent: 06 February 2023 09:47

To: [REDACTED]

Subject: RE: Peat Mapping

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Thanks [REDACTED]

We will check if we have any data that suggests there is, but I'm pretty sure we don't have anything for those sites: [REDACTED] can you check?

Thanks

From: [REDACTED]
Sent: 06 February 2023 09:07
To: [REDACTED]
Subject: RE: Peat Mapping
Hi [REDACTED] and [REDACTED]
Thanks for getting back to me. It has been mentioned by CPRE at the Pocket Nook, West of Gibfield and North of Mosley Common PFE sites. The latter 2 sites have had extensive historic coal mining activity including open cast so I would be very surprised if there were any peat issues there. Likewise there is nothing to suggest any peat at the Pocket Nook site in Lowton.
I just wanted to check we weren't missing something obvious – which it seems we are not.
Cheers
[REDACTED]
Senior Planner Environmental Planning
Planning and Regeneration
Wigan Council
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ
[REDACTED]
www.wigan.gov.uk
www.twitter.com/wiganCouncil
www.facebook.com/WiganCouncilOnline

From: [REDACTED]
Sent: 03 February 2023 16:34
To: [REDACTED]
Subject: RE: Peat Mapping
CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click
Hi [REDACTED]
It seems you have access to the same data set as we use through the link below. The new Peat Layer is still in development and won't be launched for a while yet and so not in the public realm. I don't think we have access to it yet – Paul, do correct me if I'm wrong?
Are there any specific locations where you are getting this flagged? We could check our records and see if it ties with local data we may hold, but I'm not aware of anything else.
[REDACTED] are you able to provide anything further on this you may be aware of?
Thanks
[REDACTED]

From: [REDACTED]
Sent: 01 February 2023 11:39
To: [REDACTED]
Subject: Peat Mapping
Hi [REDACTED]
Hope you are well!
Quick question which I hope you can help with or point me in the right direction. We've had a couple of comments from consultees on the PFE allocations mentioning peat where we are fairly sure there isn't any. The only peat mapping that I'm aware that we have is this:
<https://naturalengland-defra.opendata.arcgis.com/datasets/Defra::peaty-soils-location-england/explore?location=53.494524%2C-2.506905%2C12.22>
I know mapping is being looked at as part of the Peat Action Plan but hasn't been published yet, I just wanted to check there wasn't something really obvious that I'm missing, any assistance greatly appreciated.
Cheers
[REDACTED]
Senior Planner Environmental Planning
Planning and Regeneration
Wigan Council
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ
[REDACTED]
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From: [REDACTED]
Subject: Chapter 11 - Wigan Allocations (PMM4).docx
Date: 16 May 2023 17:08:04
Attachments: [image001.png](#)
[Chapter 11 - Wigan Allocations \(PMM4\).docx](#)
Importance: High

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Hello all,

I am just pulling together a composite plan for the Inspectors who have now said that they want a copy asap and I've come to the version on Huddle of the Wigan allocations (attached to this document) and there are no comments down the margin to denote where the changes come from and the text is all black. Please can you send me by return the version that has the comments in the margin and the colour differentiation between Main and Additional mods. I'm hoping this will be possible, as Chapter 9 (People) is in the correct format, so hopefully you've just uploaded the wrong version...but please ring me if this isn't the case as we need to get this over to the printers in the morning – unfortunately with it being Wigan, I've only just come across this issue now!

Thanks

[REDACTED]
Principal Planning Strategy
Greater Manchester Combined Authority

M: [REDACTED]

Email: [REDACTED]

[REDACTED]
Greater Manchester Combined Authority | [REDACTED]



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From: [REDACTED]
Cc: [REDACTED]
Subject: Ecological Surveys of Wigan's PFE Allocations
Date: 30 January 2023 15:59:56
Attachments: [image001.png](#)

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Hello all

As you hopefully know, IN24 was published last week: <https://www.hwa.uk.com/site/wp-content/uploads/2022/10/IN24-AP91.pdf>

It's listed as an action point from last Wednesday, which was an Oldham session, but it stems from [REDACTED] submissions to the EiP. The focus of [REDACTED]'s comments are around Elton, but he and the wider Green Belt groups are now widening their criticism of the ecology reports across the board. Consequently the Inspectors have asked us to answer AP91 by Friday.

[REDACTED] is busy preparing a response but in drafting the response he has flagged that GMEU has not undertaken any assessments of Wigan's allocations; they have carried out assessments of one sort or another in 7 of the 9 districts. There is no requirement for GMEU to have carried out an assessment of the allocations and we can see that the following documents have been prepared by [REDACTED] on behalf of [REDACTED] and published in our supporting documents' section:

North of Mosley Common,:

<https://www.greatermanchester-ca.gov.uk/GMCAFiles/PFE/Supporting%20documents/10.10%20Site%20Allocations%20-%20Wigan/JPA35%20North%20of%20Mosley%20Common/10.10.03%20-%20JPA35%20-%20Ecological%20Assessment.pdf>

West of Gibfield:

<https://www.greatermanchester-ca.gov.uk/GMCAFiles/PFE/Supporting%20documents/10.10%20Site%20Allocations%20-%20Wigan/JPA37%20West%20of%20Gibfield/10.10.08%20Ecological%20Assessment.pdf>

As part of the response, possibly not for publishing, but definitely so that [REDACTED] is aware, [REDACTED] is going to pull together a table of what GMEU have and haven't done and which allocations have work carried out independently from GMEU, like the two above Wigan allocations. As part of this, we wanted to check if there is other work which sits behind these documents and have you done any work specifically in Wigan on these two sites?

Also, we appreciate that Jctn 25 has permission and the Pocket Nook is POL, but are there ecological reports which sit behind the statements in the topic papers and how do you propose to deal with ecology at the sessions on the Wigan allocations? Are you expecting the site promoters to lead on this, particularly as we see from the topic paper for Jctn 25 that "the development of the site will result in the loss of many onsite natural habitats, however this loss in the overall habitat area can be compensated for by significantly enhancing the remaining areas of greenspace".

Given that the response to IN24 needs to be submitted by midday on Friday, 4th Feb, it would be good to understand your thinking on the above over the next day or so as we need to share our draft response with [REDACTED] on Wednesday. If it's easier to have a call, let us know.

Thanks

[REDACTED]
Principal Planning Strategy
Greater Manchester Combined Authority

[REDACTED]
www.greatermanchester-ca.gov.uk

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[REDACTED]



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From:



Subject:

IN10 Allocation MIQs

Date:

22 June 2022 20:37:51


Attachments:

[image001.png](#)

[IN10 MIQs allocations v1.docx](#)

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All,

We received the draft MIQs in relation to the allocations yesterday. The Inspectors have asked that we fact check them and get back to them by 8 July. Could you all have a look and get back to  and myself if you identify any errors, by Friday 1 July. We will discuss these at JP on 28 June.

As a reminder, we need to respond to the Inspectors on the fact check for IN8 (legal, procedural and spatial strategy) and IN11 (Green Belt Additions), by Friday. Thanks to those of you who have already responded, but could you let us know by cop tomorrow (Thursday 23 June) whether you have any comments.

Many thanks,




Head of Planning Strategy

Greater Manchester Combined Authority



Website: www.greatermanchester-ca.gov.uk

Pronouns: She/Her

Postal address: 

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From: [REDACTED]
Subject: RE: Ecology Evidence
Date: 07 February 2023 17:03:35
Attachments: [PfE 2023 Allocations Status of Ecology.docx](#)
[image001.png](#)

Hi [REDACTED]
I have updated the ecology document but I am having IT issues which is preventing me uploading it to Huddle!
Please can you upload the attached document to Huddle for me?
Apologies for inconvenience.
Many thanks
[REDACTED]

From: [REDACTED]
Sent: 07 February 2023 15:35
To: [REDACTED]
Cc: [REDACTED]
Subject: Ecology Evidence

Think Before you Click

Hello all,
As discussed at JP yesterday, please could you have a look at the document and provide details of additional ecology evidence you hold/have access to as your sites are some of the ones that GMEU didn't do PEAs on and [REDACTED] wants us to be prepared when the inspectors ask where the information is that we used which wasn't prepared by GMEU.
If possible could you all go into this document [PfE 2023 Allocations Status of Ecology \(huddle.net\)](#) today so that we can share with Chris in the morning.

Thanks

[REDACTED]
Principal Planning Strategy
Greater Manchester Combined Authority

[REDACTED]
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[REDACTED]



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From: [REDACTED]
Subject: RE: MIQ - IN11 Wigan allocations
Date: 16 September 2022 16:32:48
Attachments: [image001.png](#)
[image002.jpg](#)

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Thanks very much

[REDACTED]
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Greater Manchester Combined Authority

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[REDACTED]



From: [REDACTED]
Sent: 16 September 2022 16:25
To: [REDACTED]
Subject: RE: MIQ - IN11 Wigan allocations

Apologies, I have added our response to the correct folder below.

Thanks

From: [REDACTED]
Sent: 16 September 2022 16:08

To: [REDACTED]
[REDACTED]
Subject: RE: MIQ - IN10 Wigan allocations

Think Before you Click

Hi sorry to chase, I may be being stupid, but I can't see your IN11 responses, they need to be in this folder: [IN11 Responses for Counsel - 16th Sept \(huddle.net\)](#)

I've had to send the others off and I'll be finishing within the hour, so they may not get to Counsel if I don't get them soon.

Thanks

[REDACTED]
Principal Planning Strategy
Greater Manchester Combined Authority

[REDACTED]
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From: [REDACTED]
Sent: 16 September 2022 15:42
To: [REDACTED]
[REDACTED]

Subject: RE: MIQ - IN10 Wigan allocations
Importance: High

Can I check when will we get your IN11?

[REDACTED]
Principal Planning Strategy
Greater Manchester Combined Authority

[REDACTED]
Email: [REDACTED]
www.greatermanchester-ca.gov.uk

Greater Manchester Combined Authority | [REDACTED]
[REDACTED]



From: [REDACTED]
Sent: 16 September 2022 08:01
To: [REDACTED]
[REDACTED]

Subject: RE: MIQ - IN10 Wigan allocations

Hi [REDACTED],
[REDACTED] has advised that the deadline is noon, so we will be able to meet this.
Thanks
[REDACTED]

From: [REDACTED]
Sent: 15 September 2022 20:32

To: [REDACTED]
[REDACTED]

Subject: MIQ - IN10 Wigan allocations

Hi [REDACTED]
Apologies, but we are going to upload our draft MIQ response for the Wigan allocations tomorrow morning. We are very nearly there but have been making late edits to reduce the word count. I have been working late to review [REDACTED] edits but need to run through Pocket Nook and West of Gibfield first thing tomorrow. Can you advise what time you are intending to submit them to the KC, and whether you are just awaiting ours!

Thanks
[REDACTED]

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From: [REDACTED]
Subject: RE: Places for Everyone, Land West of Gibfield, Atherton
Date: 09 August 2022 12:55:20
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

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H [REDACTED]
I have circulated the MSA mapping today and suggested that we have a substantive discussion at JP next week, but we can pick up briefly this afternoon to get people's initial feelings. I think clauses a) and c) can be answered strategically, but b) will need to be answered on a site by site basis as appropriate.

[REDACTED]
[REDACTED]
Head of Planning Strategy
Greater Manchester Combined Authority

[REDACTED]
[REDACTED]
Website: www.greatermanchester-ca.gov.uk

Pronouns: She/Her

Postal address: [REDACTED]

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From: [REDACTED]
Sent: 09 August 2022 11:56
To: [REDACTED]
Subject: FW: Places for Everyone, Land West of Gibfield, Atherton

[REDACTED]
See email below from Turley (on behalf of Peel) regarding IN8.1 (Q3.11) re minerals.
I assume this question is being answered strategically rather than on a site-by-site basis. Please can you advise?
Turley has identified that West of Gibfield and Mosley Common both include mineral safeguarding areas.
Thanks

[REDACTED]
From: [REDACTED]
Sent: 09 August 2022 10:57
To: [REDACTED]
Cc: [REDACTED]
Subject: Places for Everyone, Land West of Gibfield, Atherton

Think Before you Click

Good morning,

You have been liaising with my colleagues in regard to the Mosley Common development and they have passed over your contact details.

I am leading on the Land West of Gibfield site, on behalf of Peel L&P and having been monitoring the PfE Examination. The Inspectors have published an addendum to their IN8 MIQs (IN8.1 – available [here](#)). This contains an additional question in relation to whether the allocations take account of the presence of minerals and minerals infrastructure.

Having searched the GM Minerals Plan, there are Mineral Safeguarded Areas across parts of the site for:

- Coal – Map 7
- Brick Clay – Map 6
- Sandstone – Map 5

Policy 8 of the Minerals Plan contains a number of scenarios where prior extraction of minerals is not required before development of MSA. But in preparing a response, do you want any assistance from us with this?

If you could let me know either way it would be appreciated.

Many thanks,

[Redacted]
[Redacted]

Associate Director

Turley

[Redacted]
[Redacted]
[Redacted]

We support blended flexible working which means that co-owners will respond to you during their working hours and we appreciate that you will respond during your own working hours.

Our co-owners are contactable in the usual ways and we suggest using mobile numbers in the first instance.



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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Wigan Allocations (Matter 24) and GBA (Matter 32)
Date: 03 March 2023 09:09:34
Attachments: [image001.png](#)
[image002.jpg](#)

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Hi [REDACTED], I suspected you must all have been out of the office as I had heard nothing all day! Thanks for amending these two documents, I presume you'll be here later, but have you done anything about the Appendix D issue with Pocket Nook, see my original email from yesterday.

Thanks

[REDACTED]

[REDACTED]

Principal Planning Strategy

Greater Manchester Combined Authority

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[REDACTED]



From: [REDACTED]
Sent: 02 March 2023 20:50
To: [REDACTED]
[REDACTED]
Subject: RE: Wigan Allocations (Matter 24) and GBA (Matter 32)

Hi [REDACTED],

Thanks for this. I have made 1 change to Mosley Common and 2 to West of Gibfield in response to your comments. Please can you save the final versions to Huddle, once you have reviewed my changes.

Sorry for late response, we have been visiting the site allocations for one last time today before the hearings.

Thanks

[REDACTED]

From: [REDACTED]
Sent: 02 March 2023 12:18
To: [REDACTED]
[REDACTED]
Subject: RE: Wigan Allocations (Matter 24) and GBA (Matter 32)

Think Before you Click

Hello again both,

I've had a quick look through your other further mods and compared with my notes from the session with [REDACTED]s and I just have a couple of queries in relation to the attached drafts.

Please could you let me know your thoughts and whether any revisions are needed before we submit them, in addition to amending Pocket Nook as below.

Thanks

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

From: [REDACTED]

Sent: 02 March 2023 10:51

To: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Subject: RE: Wigan Allocations (Matter 24) and GBA (Matter 32)

Apologies, I should also have asked, do we actually need to reprint all the crib sheets for [REDACTED] and the speaking notes. It's just the speaking notes are just the pros and cons ones that [REDACTED] has already seen and added notes to – Sorry, I can't remember if he asked for re-writes for all of these or the crib sheets, but before T [REDACTED] print them, please can you let us know if they have changed substantially.

Thanks

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

From: [REDACTED]

Sent: 02 March 2023 10:39

To: [REDACTED]

[REDACTED]

Cc: [REDACTED]

[REDACTED]

Subject: RE: Wigan Allocations (Matter 24) and GBA (Matter 32)

Hi [REDACTED],

Thanks for letting us know. I've just had a look at the further mods very briefly, as [REDACTED] and I are in the EIP, but you seem to have a separate document with changes to Appendix D. This seems to be at odds with the way we have agreed with the inspectors that we would show changes to appendix D, I sent an email about this last week, but it was also appended to my email earlier, which may be the easier place to find it.

Based on this, I think Pocket Nook needs revising before it can be submitted?

Thanks

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

From: [REDACTED]

Sent: 02 March 2023 09:23

To: [REDACTED]

[REDACTED]

[REDACTED]

Subject: Wigan Allocations (Matter 24) and GBA (Matter 32)

Hi [REDACTED]

All of the documents required have now been uploaded to Huddle for printing, sharing etc....

Thanks

[REDACTED]

[REDACTED]

Senior Planner

Planning and Regeneration

Wigan Council

Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ

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