



Allocations and Development
Management Local Plan

Integrated Assessment Report

October 2015

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Introduction

Background

- 1.1. The Planning and Compulsory Purchase Act 2004 contains a statutory requirement for councils to undertake their functions, plans and programs with a view to contributing to the achievement of sustainable development. Sustainable development can be defined as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs” (United Nations General Assembly).
- 1.2. The purpose of a Sustainability Appraisal (SA) is to promote sustainable development through the integration of economic, social and environmental considerations into the preparation of Development Plan Documents (DPDs).
- 1.3. The Strategic Environmental Assessment (SEA) Directive 2001/42/EC requires the effect of certain plans and programmes on the environment to be assessed. The requirements of the SEA Directive are incorporated into the method of sustainability appraising to meet the environmental aspect of the assessment.
- 1.4. The Equality Act 2010, and subsequent revision in 2011, identifies the need for an Equality Impact Assessment (EqIA) alongside all plans and programs to ensure that no discrimination is incurred through the formulation or implementation of plans, policies or procedures.
- 1.5. Health Impact Assessment (HIA), though not a statutory requirement for plans and policies, assesses the potential effects of the plan and policies on the health determinates involved. A HIA identifies potential impacts and allows the Plan to mitigate negative and maximise positive effects. The benefit of this process is the reason for its inclusion in the overall assessment of the Plan.

Purpose of the Integrated Assessment

- 1.6. The Site Allocations and Development Management Local Plan (Allocations Plan) sets out the council’s development policies and allocates or protects land for specific uses such as housing, employment or open space. The Allocations Plan replaces the previous Unitary Development Plan and the policies within it.
- 1.7. The purpose of this Integrated Assessment (IA) is to outline, assess and report on the framework undertaken in the preparation of the Allocations Plan.

- 1.8. The IA framework seeks to meet the requirements of the Strategic Environmental Assessment (SEA) Directive, the guidance on the Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents published by the Office of Deputy Prime Minister (ODPM) in November 2005, and the guidance contained in the Plan Making Manual produced by DCLG.
- 1.9. The general locations for development have been decided through the Core Strategy; therefore this IA of the Allocations Plan focuses on assessing and comparing the social, environmental, economic, and equality impacts of each individual site that has been put forward for consideration, and the related policies.
- 1.10. The SA Framework used to assess the Core Strategy formed the basis of the IA Framework used to assess the sites and policies. Chapter 3 sets out the methodology used to compare the sustainability of each site. These site appraisals informed the decision on allocations.
- 1.11. The IA process is fundamental in the preparation of DPDs and underpins the testing and generation of options. The National Planning Policy Framework (NPPF) states that Local Plans must be prepared with the objective of contributing to the achievement of sustainable development and that all councils should seek to achieve net gains across each of the economic, social and environmental dimensions of sustainable development.
- 1.12. An integrated approach has been adopted to avoid duplication of effort with Health Impact Assessments and Equality Impact Assessments. An integrated assessment also ensures a robust and thorough assessment of all sites, policies and options is undertaken with the consideration of environmental, social and economic characteristics and addresses equality and key health objectives.
- 1.13. An EqIA screening exercise was carried out alongside the assessment of each policy in the Plan. Consideration of the determinants of health and the broad requirements of the Department of Health HIA screening questions have been integrated into the IA framework. Subsequent HIA stages align with the stages of this IA, as such, by including health considerations alongside social, economic, environmental and equality considerations, this IA will cover the scope of a HIA.

Demonstrating compliance with the SEA Directive

- 1.14. The Allocations Plan is required to meet the criteria identified in the SEA Directive to satisfy the environmental, social and economic requirements of the legislation. Table 1.1 demonstrates how the Allocations Plan meets these requirements and where in the Integrated Assessment the criteria are satisfied.

Table 1.1: Demonstrating compliance with SEA Directive

SEA Directive information required	Where can this information be found?
Outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes.	Section 2 of this IA Report and the IA Scoping Report
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	Baseline data and trends are included in topic papers that support the IA and Allocations Plan
The environmental characteristics of areas likely to be significantly affected.	Sections 4 and 5 of this IA Report and the Scoping Report
Any existing environmental problems which are relevant to the plan or programme.	Baseline data and trends are included in topic papers that support the IA and Allocations Plan
The environmental protection objectives which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.	Section 2 of this IA Report and the IA Scoping Report
The likely significant effects on the environment.	Sections 4 and 5 of this IA Report
The measures envisaged to prevent, reduce and offset any significant adverse effects on the environment of implementing the plan or programme.	Section 5 of this IA Report
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information.	Section 3 for the methodology, sections 4 and 5 for site and policy options and appraisals, and IA Scoping Report for difficulties encountered
A description of measures envisaged concerning monitoring.	Section 7 of this IA report
A non-technical summary of the information provided under the above.	IA Non-Technical Summary Report <i>To be produced in due course.</i>

Consultation on the Integrated Assessment

- 1.15. The SEA Directive requires the Scoping Report to be referred to the three statutory consultation bodies with environmental responsibilities, which are Natural England, English Heritage (now Historic England) and the Environment Agency, to comment on the scope and the level of detail of the environmental information to be included in the IA Report for a period of 5 weeks. This consultation was undertaken from 4 August to 8 September 2014. Amendments were made to the report and a further consultation was undertaken for an additional 5 weeks from 20 October to 24 November 2014.
- 1.16. Following the release of the Greater Manchester Spatial Framework Integrated Assessment Scoping Report, a decision was made to further amend the Sustainability Appraisal to integrate health and equality considerations with the SA and SEA requirements. The Integrated Assessment Scoping Report was consulted on for a 5 week period from 1 September to 6 October 2015.
- 1.17. Comments received during the consultation period were taken into consideration at each stage of the Scoping Report with amendments made as necessary. No further amendments were made following the final consultation period.

2. Scoping and evidence base

Relevant policies, plans, programmes and sustainability objectives

- 2.1. To develop the Integrated Assessment Framework, a review of all relevant policies and plans to identify any social, environmental, economic or equality objectives was undertaken. These objectives were reflected in the IA process with detailed indicators developed to assess suggested site options, allocations and policies.
- 2.2. The purpose of the Allocations Plan is to determine specific sites and policies for development and land to protect and safeguard in accordance with the policies and general locations identified in the Core Strategy. By assessing the sites and policies against the Core Strategy and other relevant policies and plans the broader sustainability of the plan and the potential impacts of its implementation can be assessed.
- 2.3. The process of reviewing plans and policies also helps to identify sustainability or deliverability issues that might influence the preparation of the plan and any inconsistencies or constraints that need to be addressed.
- 2.4. Other plans and policies that were consulted and assessed for the IA Framework include international and EU level initiatives such as Directives and Sustainability Conventions, national level policies and strategies including the National Planning Policy Framework and the UK Sustainable Development Strategy, and regional and local social, environmental and economic plans and strategies. This process establishes the relationship between this plan and other significant plans and policies and identifies any objectives at national and international level that the plan must comply with, including the SEA Directive.

Baseline information

- 2.5. The IA process involves predicting and assessing the likely effects of different site options and policies, to do this information on the current and likely future state of the borough has to be collected and analysed. The evidence base for this IA has been established through a series of evidence papers which have informed the policies.
- 2.6. The baseline information collected considered social, economic, environmental and equality issues which informed the development of the objectives and indicators within each category. Much of the data collected has been compared with data from neighbouring districts, and at regional and national level, to enable any specific problems to be identified and

subsequently addressed through the plan and IA. The data collected also enables an assessment of borough performance against targets set through plans and strategies and identifies any actions that need to be taken to improve the situation, further informing the plan and policies.

- 2.7. The Draft Open Space, Sport and Recreation Needs Assessment (2015) assessed the accessibility, quality and quantity of open space types and sport facilities. This identified a deficit in the quantity of allotments and children's play areas in several areas of the borough, and shortfalls in accessibility to some outdoor spaces like parks and gardens. This data specifically influenced the health and wellbeing, recreation, biodiversity and landscapes objectives.
- 2.8. The Draft Employment Land Review (2015) confirmed the requirement identified in the Core Strategy for 200 hectares of employment land and assessed a range of sites for suitability. This data influenced the economy and employment and education and skills objectives, as well as accessibility and transport.
- 2.9. The Objectively Assessed Housing Need (2015), Strategic Housing Land Availability Assessment (2015) and Strategic Housing Market Assessment (2015) identified a need for 14,921 homes from 2012-2026, with a particular demand for smaller and more affordable homes. The Strategic Housing Market Assessment identified a net annual shortfall of 330 affordable homes. This evidence has influenced the housing objective as well as accessibility and transport, health and wellbeing, and built environment and heritage.
- 2.10. The Retail and Leisure Study (2014), as well as a range of viability and vitality assessments, customer surveys and town centre health checks, has provided evidence to suggest that over 90% of residents shop locally for convenience goods and over 60% shop locally for comparison goods. The studies also highlighted areas for expansion and development within the main town centres in the borough. This data influenced a range of objectives including economy and employment, health and wellbeing, accessibility and transport, recreation, and built environment and heritage.
- 2.11. The Biodiversity / Ecology Study (2010), Strategic Flood Risk Assessment (2011), and Landscape Character Assessment (2009) identified areas of the borough with protected species, important areas of conservation and areas at risk of flooding, and recorded data on the topography and subsequent issues associated with the landscape. The data collected through these studies has influenced a number of objectives including biodiversity, soil and minerals, water, landscapes, built environment and heritage, and energy and climate change. This data also had an impact on the development of the accessibility and transport, health and wellbeing, and recreation objectives.

2.12. The identification of sustainability problems provides an opportunity to define key issues for the Allocations Plan and the Core Strategy and develop sustainable objectives and options to address them. Equality is associated with aspects of social, economic and environmental issues, whether directly or indirectly, and was considered within each key evidence study and in the development of each objective.

Integrated Assessment Framework

2.13. The Integrated Assessment Framework consists of objectives and indicators which the sustainability of the plan, the site options and the policies are tested against. This process establishes what outcomes are anticipated through the plan and how progress in achieving the objectives will be measured. The compatibility of the objectives was assessed through the Integrated Assessment Scoping Report and any impacts arising from this were identified and assessed.

2.14. The framework is based upon the Sustainability Appraisal Framework used for the Core Strategy and has been amended to include the screening phase of both an Equality Impact Assessment and Health Impact Assessment, with objectives to reflect this.

2.15. The framework was used to assess each individual site, option and policy which helped to inform the selection of sites and policies identified as preferred options. The preferred options for both sites and policies were then further appraised in order to evaluate the significance of the effects of the policies and allocations.

2.16. The objectives and indicators established through the Integrated Assessment Framework are shown in Table 2.1.

Table 2.1: Integrated Assessment Framework: Objectives and Indicators

Theme	Objective	Sub-objective	Indicator
Social objectives			
Accessibility and transport	To develop the transport and ICT infrastructure so as to encourage efficient patterns of movement, less need to travel and improvements in the choice and use of sustainable transport modes.	<ul style="list-style-type: none"> • Will development help to increase the amount of journeys taken by sustainable modes and consequently reduce private motor vehicle traffic? 	<ul style="list-style-type: none"> • Distance to railway station • Rail service frequency • Distance to nearest bus stop • Bus service frequency • Distance to town, local or neighbourhood centre • Distance to A road junction • Distance to motorway junction • Distance to supermarket • Distance to primary school • Distance to secondary school

Theme	Objective	Sub-objective	Indicator
			<ul style="list-style-type: none"> • Accessibility to key destinations by safe cycling routes • Broadband capacity
Housing	To improve access to good quality and resource efficient housing including affordable housing	<ul style="list-style-type: none"> • Will it provide an appropriate mix of housing to meet the needs of all? • Will it support future housing demand? 	<ul style="list-style-type: none"> • Range of housing types available • Energy efficiency of properties
Health and wellbeing	To improve physical health and wellbeing, by enabling healthier lifestyles and providing access to healthcare facilities.	<ul style="list-style-type: none"> • Will it promote healthier lifestyles? • Will it improve access to healthcare facilities? • Will it promote wellbeing? 	<ul style="list-style-type: none"> • Distance to GP surgery • Distance to NHS hospital • Distance to public open space/park • Quality of existing site
Recreation	To improve opportunities for active recreation.	<ul style="list-style-type: none"> • Will it increase opportunities for active recreation? • Will it result in the loss of high quality and valuable open space? 	<ul style="list-style-type: none"> • Access to accessible countryside • Access to sports centre • Access to township park • Access to playing fields • Access to allotments • Access to equipped play space • Impact on high quality and valuable open space
Environmental objectives			
Biodiversity	To protect and enhance the borough's biodiversity and wildlife habitats.	<ul style="list-style-type: none"> • Will development impact on areas of conservation importance? • Will development conserve and enhance natural/semi-natural habitats, woodland and wildlife corridors? 	<ul style="list-style-type: none"> • Special Areas of Conservation • SSSI • Sites of Biological Importance • Local Nature Reserve
Soil and minerals	To maintain and enhance the borough's soil and mineral resources.	<ul style="list-style-type: none"> • Will it impact on the borough's best and most versatile agricultural land? • Will it ensure protection of mineral resources? 	<ul style="list-style-type: none"> • Agricultural classification • Mineral Safeguarding Areas
Water	To ensure sustainable and integrated management of the borough's water resources.	<ul style="list-style-type: none"> • Will it reduce or manage flooding? • Is development within a groundwater source protection zone? • Will development impact on the water quality of inland resources such as rivers, canals, ponds, wetlands and groundwater? 	<ul style="list-style-type: none"> • Flood Zone area • Surface water flooding • Critical drainage area • Groundwater source protection zone • Impact on water quality of inland resources
Landscapes	To preserve and	<ul style="list-style-type: none"> • Will it preserve and 	<ul style="list-style-type: none"> • Landscape quality and

Theme	Objective	Sub-objective	Indicator
	enhance the borough's green infrastructure: landscapes, countryside and green spaces.	enhance landscape quality and distinctiveness? <ul style="list-style-type: none"> Will it reduce pressure on building in the countryside? 	distinctiveness <ul style="list-style-type: none"> Urban site
Built environment and heritage	To ensure high quality, sustainable design in all developments while respecting, enhancing and capitalising on the borough's historic environment, heritage assets and their settings.	<ul style="list-style-type: none"> Will it protect and enhance the character and appearance of archaeological sites, historic buildings, townscape, landscape, parks and gardens and their settings? 	<ul style="list-style-type: none"> Conservation Area Ancient Monument on site Registered Park/Garden Listed Building Building of Local Interest on site
Energy and climate change	To ensure the borough has a secure supply of energy that meets current and future needs and mitigate and adapt to climate change.	<ul style="list-style-type: none"> Are there opportunities to generate energy from renewable sources, (including wind, solar, heat)? Will it reduce air pollution? 	<ul style="list-style-type: none"> Potential to generate renewable energy
Economic objectives			
Education and skills	To improve educational and vocational achievement, ensuring a culture of lifelong learning that allows people to fulfil their duties and potential in a global society.	<ul style="list-style-type: none"> Will it increase the levels of participation and attainment in education? Will it reduce unemployment, especially in low performing areas? 	<ul style="list-style-type: none"> Distance to further/higher education
Economy and employment	To ensure a thriving and prosperous borough of high employment and economic activity that benefits everyone.	<ul style="list-style-type: none"> Will the development be attractive to the market and attract new business investment? 	<ul style="list-style-type: none"> Attractiveness of the site to the business market
Equality objectives			
Equality and diversity	To promote equality of opportunities and eliminate discrimination.	<ul style="list-style-type: none"> Will it ensure equality of opportunity and equal access to facilities and infrastructure for all? Will it ensure no discrimination based on the 'protected characteristics' defined in the Equality Act 2010? 	<ul style="list-style-type: none"> <i>The Integrated Assessment will be supported and accompanied by an EqIA screening assessment. Indicators and monitoring are subject to the outcome of the screening assessment.</i>

3. Methodology for the appraisal of sites allocation options

Determination of sites for assessment

- 3.1. Before carrying out a detailed Integrated Assessment of any site options a filtering exercise was undertaken. This filtering exercise varied depending on the type of allocation to be assessed, for this reason each type of allocation is considered separately in the report. The purpose of the site allocations is to determine specific sites for development in accordance with the policies and general locations for development set out in the Core Strategy. Only sites in accordance with the Core Strategy have been assessed.

Housing allocations

Core Strategy: Policy CP6 encourages new housing, including a mix of affordable and specialist housing, on previously-developed, brownfield land.

Filtering exercise

- 3.2. A threshold of 5 dwelling houses was set for the Allocations Plan, any sites below these thresholds were excluded from further consideration as they would be too small to allocate and any development proposals for these sites could be dealt with through normal planning procedures.
- 3.3. The remaining sites were then assessed to determine whether they were in locations identified for growth through the Core Strategy, if they were outside of these locations they were eliminated from further assessment and retained for future consideration. Any remaining sites that were within Green Belt were then eliminated from further consideration.
- 3.4. A small number of sites were carried forward from the Council's Call for Sites exercise that met the requirements of the filtering exercise but were not further assessed due to the reasons shown in Table 3.1.
- 3.5. All sites identified in the 2015 update of the Strategic Housing Land Availability Assessment were considered and subject to a thorough IA, the overall banding of each site is included in Appendix D. Any sites where building work was to commence between the August 2015 cut-off date and April 2016 were excluded from further assessment.

Table 3.1: Housing sites not carried forward beyond filtering process

Call for Sites Ref	Address	Settlement	Justification
CFS8	Kirkless Industrial Estate, New Springs	Wigan	An existing employment area that provides a valuable home for low amenity industrial uses that would be difficult to relocate effectively. It is likely to need substantial investment to make the site developable to overcome access issues, contamination, levelling and clearance. Vehicular access is via a narrow Grade II listed canal bridge.
CFS10	Lily Farm, Bolton Road, Ashton-in-Makerfield	Ashton	Adjacent to South Lancashire Industrial Estate and within a designated Primary Employment Area. Adjacent to a well-established employment area and with good accessibility to the M6 at Junctions 24 and 25, the site is considered to be one of the borough's premier employment sites. Access will be improved on completion of a new road from A49 to Bryn Road which will bypass the busy junction at Bryn Cross. This will be developed as part of the development at the broad location at Landgate (Core Strategy Policy SP4)
CFS21	Land to the East of Meadow Brook / South of Leopold Street, Pemberton	Wigan	The site is very narrow and is further constrained by the proposed M58 road link. The site is more suitable for employment uses given its nature, location adjacent to existing employment uses and future direct access to the motorway network.
CFS27	Greenbank Industrial Estate, Hindley Green	Hindley	Despite being unallocated in the Unitary Development Plan, the site is an established employment site with some longstanding companies.
CFS34	Land north of Coupland Road, Hindley Green	Hindley	The site is located within a designated Primary Employment Area in the Wigan Unitary Development Plan. The Council propose to allocate the site for employment uses in the Allocations Plan to contribute to meeting employment needs in the borough to 2026.
CFS38	Hindley Green Business Park, Leigh Road, Hindley Green, WN2 4TN	Hindley	The site is located within a designated Primary Employment Area and is appropriate for employment uses.
CFS46	Land at Edale Road, Leigh, WN7 2BE	Leigh	The site is within a River Byelaw 20m zone and in Flood Zone 3a. There are also access constraints.
CFS58	Land at Kilhey Court Hotel	Standish	The site is within an existing developed site in continuing use in the Green Belt. It is considered that the proposed residential development would have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. It is therefore contrary to paragraph 89 of the NPPF.

Assessment of remaining sites

- 3.6. A detailed Integrated Assessment of all remaining sites was carried out to determine which of the suggested sites were the most sustainable. This appraisal was used to inform the choice of allocations.
- 3.7. The IA Framework formed the basis of the site assessments with detailed indicators selected to test the sustainability of the site options against the economic, social, environmental and equality objectives of the plan as well as specific deliverability indicators.
- 3.8. Each of the categories has a set of objectives and indicators within them to assess the performance of the site against the relevant indicators and wider objective. These categories were banded A to E where the more sustainable sites have more than half of the indicators in band B or above, and sites that are directly undeliverable or have more than half of indicators within band E receive a much lower sustainability score. Each site was given an overall colour-coded band to enable a clear comparison of the overall sustainability of each site and more specifically within each band. The scoring mechanism used for this assessment is shown in Appendix A.
- 3.9. It is proposed that site selection should follow a sequential approach where preference is given to sites in band A, followed by band B. There were a number of constraints that were taken into account when deciding which sites would be allocated which may have given circumstantial preference to sites in a lower band. An example of the proforma used to test the sustainability of each site is set out in Appendix B.

Employment allocations

Core Strategy: Through Policy CP5 a range of employment sites of suitable location, accommodation provision and supporting infrastructure will be brought forward to attract, maintain and grow businesses, especially within the east-west core of the borough.

Filtering exercise

- 3.10. A threshold of 0.4 hectares was set for employment allocations for the Allocations Plan, any sites below this threshold were excluded from further consideration as they would be too small to allocate and any development proposals for these sites could be dealt with through normal planning procedures.

- 3.11. The remaining sites were then assessed to determine whether they were in locations identified for growth through the Core Strategy, if they were outside of these locations they were eliminated from further assessment and retained for future consideration. Any remaining sites that were within Green Belt were then eliminated from further consideration.
- 3.12. All sites identified in the Council’s Employment Land Review (2015) were considered for allocation in the Plan. Some of the site options were not carried forward through the filtering exercise due to various constraints; see Table 3.2.

Table 3.2: Employment sites not carried forward beyond filtering process

Address	Settlement	Justification
Almond Brook Road	Standish	Poor access / proximity of adjacent housing
Junction 25	Wigan	Located within the Green Belt
Rectory Lane	Standish	Poor access / proximity of adjacent housing
Smith’s Lane	Abram and Platt Bridge	Small and isolated site with poor access / existing sports facility
East of Stone Cross Lane	Golborne and Lowton	Housing / permitted housing development on three sides, constraining access
Pocket Nook Lane	Golborne and Lowton	Housing and likely housing development to the north

Assessment of remaining sites

- 3.13. A detailed Integrated Assessment of all remaining sites was carried out to determine which of the suggested sites were the most sustainable. This appraisal was used to inform the choice of allocations.
- 3.14. Allocations for employment sites were assessed using the same method as housing sites. An example of the proforma used to test the sustainability of each site is set out Appendix B.

Town centre and retail allocations

Core Strategy: Policy SP2 identifies Wigan, Leigh and Ashton-in-Makerfield as main town centres with smaller town centres in Atherton, Golborne, Hindley, Pemberton, Standish and Tyldesley. Policy CP5 identifies Wigan, Leigh and Ashton town centres as key locations to be developed for businesses and jobs.

Allocations for town centres

- 3.15. The Core Strategy identifies 3 main town centres and 6 smaller town centres, any development suggestions for high street or town centre uses outside of these areas were eliminated. Site suggestions that were within the town

centres identified in the Core Strategy were then subject to an Integrated Assessment to determine their sustainability and deliverability against a range of indicators.

Allocations for local and neighbourhood centres

- 3.16. There are no specific site allocations within local or neighbourhood centres however 19 areas have been identified as local centres, and 25 areas identified as neighbourhood centres.

Allocations for retail development

- 3.17. Key retail projects are planned within each of the three main town centres and in the smaller centres of Standish and Golborne. These sites were assessed using the site assessment proforma shown in Appendix C.

Gypsy and Traveller / Travelling Showpeople allocations

Core Strategy: Policy CP6 requires provision of a new site(s) for Gypsies and Travellers and Travelling Showpeople to meet recognised shortfalls, where infrastructure, vehicular and pedestrian access and levels of space, privacy and amenity are adequate.

Filtering exercise

- 3.18. Sites suggested for allocation for Gypsy and Traveller and Travelling Showpeople accommodation were subject to a filtering exercise whereby any sites that did not comply with the requirements of Core Strategy Policy CP6 were eliminated.
- 3.19. No demand was identified for new provision for Travelling Showpeople; as such only sites suggested for Gypsy and Traveller accommodation were carried forward and subject to a thorough appraisal.
- 3.20. Existing sites for both Gypsy and Traveller and Travelling Showpeople are to be safeguarded and do not require any further assessment.

Assessment of remaining sites

- 3.21. A detailed Integrated Assessment of all remaining suggested sites was carried out to determine which of the sites were the most sustainable. This appraisal was used to inform the choice of allocations.

- 3.22. Allocations for Gypsy and Traveller sites were assessed using the same method as housing and employment sites. An example of the proforma used to test the sustainability of each site is set out Appendix B.

Open space, sport and recreation allocations

Core Strategy: Policy CP2 seeks to maintain and enhance existing open space and improve opportunities for sport and recreation activities.

Allocations for the protection of open space, sport and recreation provision

- 3.23. The Core Strategy identifies 3 Principal Parks, 15 Township (now Settlement) Parks and 5 Local Nature Reserves. These sites, as well as a range of open spaces and sport and recreational facilities noted in policy CP2 will be protected through the Allocations Plan unless they are proven to be surplus to requirements or are no longer used for recreational purposes.
- 3.24. In addition to the sites demonstrated in the Core Strategy, a number of further sites were identified through the Open Space, Sport and Recreation Needs Assessment (2015). All sites were reviewed through the assessment to determine whether they still provide an important sport and recreational use or whether they are now surplus to requirements. The review informed the standards set for the quantity and accessibility of open spaces and sport and recreational facilities, and identified sites to be allocated for protection.

Allocations for future open space, sport and recreation provision

- 3.25. If no need for additional open space or sport and recreational facilities was identified then no site suggestions were considered further. If there was an identified need, all sites considered were subject to an integrated assessment to determine the sustainability of each option.

Education

Core Strategy: Policy CP4 supports proposals for new and improved schools and school buildings either on existing sites or suitable alternative locations.

- 3.26. To accompany and facilitate the expected population growth, new primary school provision will be required where current facilities cannot meet the future demand. New provision could be either a new primary school site or an extension to existing provision.
- 3.27. The selection of site options was carried out by the Education Service for Wigan Council who has their own identification and consultative methods. For

this reason the Allocations Plan and the education allocations within it are reflective of the wider process rather than leading on site selection.

Other allocations

- 3.28. Other sites allocated include major sites for development and regeneration priority areas which were subject to both housing and employment assessments, and safeguarded routes for highway schemes.

4. Appraisal of sites and selection of preferred options

Housing allocations

Site appraisals

- 4.1. A total of 107 sites were subject to a detailed Integrated Assessment using the methodology set out in section 3. The assessment allowed the sustainability and deliverability of all sites to be compared. The overall banding of each of the sites is included in Appendix D.
- 4.2. 22 sites were not carried forward following the detailed assessment; these are shown in Table 4.1 with justification for each decision shown in the final column.

Table 4.1: Housing sites not carried forward

SHLAA Ref.	Address	Settlement	Justification
S0008	Land north of Pocket Nook Lane, Lowton	Golborne and Lowton	Not in conformity with policies SP1 or SP4 of the Local Plan Core Strategy.
S0014	Millingford Grove, Ashton	Ashton	Low prospect of delivery within the plan period due to site constraints.
S0015	Off Lincoln Drive, Ashton	Ashton	Low prospect of delivery within the plan period due to site constraints.
S0016	Land off Montrose Avenue, Wigan	Wigan	Low prospect of delivery within the plan period due to market factors and no identified commitment from landowner.
S0020	Smith's Lane, Hindley Green	Hindley	Low prospect of delivery within the plan period due to competing sites in the area, including South of Hindley and Northleigh.
S0039	Land at Coal Pit Lane, Atherleigh	Leigh	Low prospect of delivery within the plan period due to site constraints.
S0044	Alexandra Colliery, Wigan	Wigan	Low prospect of delivery within the plan period due to site constraints.
S0047	Land to north of Treen Street, Bodmin Road and Cranleigh Drive	Tyldesley	Low prospect of delivery within the plan period due to access issues.
S0048	Land to west of Lovers Lane, Howe Bridge, Atherleigh	Atherton	Low prospect of delivery within the plan period due to site constraints.
S0052	Liverpool Road, Platt Bridge	Abram and Platt Bridge	Suitable site for housing, but low prospect of delivery within the plan period due to site constraints.
S0062	Land at Ince Brook, Manchester Road, Higher Ince	Wigan	Low prospect of delivery pre-2026 – no engagement with landowner or developer.
S0068	Part of Newton Road Primary Employment Area, Lowton	Golborne and Lowton	The site is in existing employment use.
S0082	Norfolk Road/Tarleton Avenue/Woodvale Avenue, Atherton	Atherton	Low prospect of delivery within the plan period due to market factors.

SHLAA Ref.	Address	Settlement	Justification
S0088	Land at Lamberhead Road and Somerset Road, Norley Hall	Wigan	Functional open space with local value.
S0237	Land Corner of Whitworth Way	Wigan	No intention expressed by landowner to deliver the site in the plan period.
S0267	Land south of Lower Pocket Nook Farm Lowton	Golborne and Lowton	Not in conformity with policies SP1 or SP4 of the Local Plan Core Strategy.
S0268	Land south of Carr Farm Pocket Nook Lowton	Golborne and Lowton	Not in conformity with policies SP1 or SP4 of the Local Plan Core Strategy.
S0269	Land south of Stirrups Farm Stone Cross Lane Lowton	Golborne and Lowton	Not in conformity with policies SP1 or SP4 of the Local Plan Core Strategy.
S0270	Land to rear of 43-99a Pepper Lane Standish	Standish	Not in conformity with policies SP1 or SP4 of the Local Plan Core Strategy.
S0272	Land to rear of Rectory Farm Rectory Lane Standish	Standish	Not in conformity with policies SP1 or SP4 of the Local Plan Core Strategy.
S0274	Land north of former Victoria Colliery off Cranleigh Standish	Standish	Not in conformity with policies SP1 or SP4 of the Local Plan Core Strategy.
S0276	Land rear of Rowton Rise Standish	Standish	Not in conformity with policies SP1 or SP4 of the Local Plan Core Strategy.

Selection of preferred sites

- 4.3. The Integrated Assessment of the sites helped to inform the selection of sites to be allocated for housing. The sustainability of the site was an important consideration however a number of other issues were taken into account such as access, current site use, topography, and surrounding land uses and ownership.
- 4.4. Another key consideration in the selection of preferred sites was the location of each site in relation to the east-west core of the borough. Policy CP6 of the Core Strategy recommends that 80% of new housing be focussed within the east-west core to ensure that there is sufficient distribution of housing to meet the need. In accordance with this policy, the preferred sites support the proposed distribution with over 97% of homes within the east-west core.
- 4.5. The 85 sites allocated for housing through this process make a significant contribution towards the overall housing supply to 2026. Other sources of supply include sites with outline planning permission, sites with full permission or reserved matters approval, and housing sites within allocated mixed use developments such as major sites and regeneration priority areas.

Employment allocations

Site appraisals

- 4.6. In total 22 sites were subject to a detailed Integrated Assessment using the methodology set out in section 3. The assessment allowed the sustainability and deliverability of all sites to be compared. The overall banding of each of the sites is included in Appendix E.

Selection of preferred sites

- 4.7. All sites were carried forward as allocations for the Plan and were divided into two categories as follows;
- Employment Land (EM1) – New sites for employment development
 - Employment Areas (EM2) – Existing employment sites with expansion capability

Town centre and retail allocations

- 4.8. 17 key retail projects were assessed using the proforma shown in Appendix C. All sites have an overall positive impact and will be allocated in the Plan, each assessment is provided in Appendix F.

Gypsy and Traveller allocations

- 4.9. 7 sites were considered for allocation as Gypsy and Traveller accommodation and were subject to a thorough Integrated Assessment; see Appendix G for overall banding of each site appraisal. Of these sites, 6 were considered to be inappropriate or were unavailable, as identified in Table 4.2. The remaining site at Little Lane was considered most suitable as an extension to existing provision and has been carried forward to meet future demand.

Table 4.2: Gypsy and Traveller sites not carried forward

Site	Settlement	Justification
Alexandra Colliery	Wigan	The site is currently unavailable due to land ownership issues
Belle Green Lane	Wigan	Poor vehicular access – impact on residential amenity
Bickershaw	Abram and Platt Bridge	Limited potential for expansion and within Green Belt
Cemetery Road	Wigan	Site is within a waste management area
Howe Bridge	Atherton	The site is unsuitable due to potential impact on residential amenity
Makerfield Way	Ashton	Currently a waste management site

Open space, sport and recreation allocations

- 4.10. Two new Principal Parks have been allocated through this plan; both sites were appraised at the individual planning application stage. The policy relating to the designation of the sites was appraised through this IA however.

Education

- 4.11. Two sites for new primary school provision are allocated at Land at Turner Way, Leigh, for a new school and Land to the west of Parklee Community School, Wardour Street, Atherton, for an extension to the existing primary school. Both sites are sustainably located in areas where additional primary school provision is needed to facilitate population growth.

5. Assessment of preferred development management policies

How the preferred policies were developed

- 5.1. The Allocations Plan contains a suite of development management policies that complement the spatial and strategic Core Strategy Local Plan policies. The policies retained from the Unitary Development Plan (UDP) (2006) formed the starting point for the development of these policies, some of which were carried forward previously through the Core Strategy, others replaced by more recent national guidance.
- 5.2. Many of the policies have been amended from the UDP to reflect changes that have occurred since 2006, others have been deleted as they are no longer necessary due to replacement or related projects having been implemented. New policies have been formulated based on recent or emerging issues.
- 5.3. The remaining UDP policies were assessed to determine whether it was most appropriate to keep the existing policy in its current form, carry forward the policy with amendments, merge the policy with other related policies, or to delete the policy if no longer required. Policy gaps were identified through this assessment and new policies formulated as required, as identified in Table 5.1.
- 5.4. A detailed Integrated Assessment of the preferred Allocations Plan (AP) policies is included in Appendix H. UDP policies that were carried forward through the Core Strategy are not shown in the table below but were subject to a Sustainability Appraisal as part of production of the Core Strategy.

Table 5.1: Retention assessment of remaining UDP policies including new policies

UDP Policy No.	AP (CP) Policy No.	Policy title	Preferred option
Green Belt and Safeguarded Land Policies			
GB1A	GB1 (CP8)	Re-use of buildings	Carry forward with amendments / Merge
GB1B	GB2	Extensions to existing dwellings in the Green Belt and in Safeguarded Land	Carry forward with amendments
GB1C	(CP8)	Replacement dwellings in the Green Belt and in Safeguarded Land	Delete policy (covered by Core Strategy)
GB2	GB4 / H3	Safeguarded Land	Carry forward with amendments

UDP Policy No.	AP (CP) Policy No.	Policy title	Preferred option
-	GB3	Development in Green Belt settlements (Haigh and Bickershaw)	New Policy
Employment Policies			
EM1A	EM1 / EM2	Primary employment areas	Carry forward with amendments / Merge
EM1B	EM2	Re-use of employment land and buildings for other uses	Carry forward with amendments / Merge
EM1C	EM3	Employment development outside primary employment areas	Carry forward with amendments
EM1E	EM4	Motor vehicle servicing, repairs, hire and sales	Carry forward with amendments
EM1G	H1	Mixed use development – former Bickershaw Colliery Site	Carry forward with amendments / Merge
EM1H	RP1	Mixed use development – Wigan Pier Quarter	Carry forward with amendments
Housing Policies			
R1E	SR2	Open space in new housing developments	Carry forward with amendments
-	H2	Provide an appropriate mix of housing	New Policy
Environment and Design Policies			
EV1A	EN4	Land reclamation and renewal	Carry forward with amendments
EV1B	EN5 (CP17)	Pollution	Carry forward with amendments
EV2C	EN1 (CP12)	Features of major importance for nature conservation and wildlife corridors	Carry forward with amendments
EV3F	SR1 / SR3	The River Douglas, canal network and other water features	Carry forward with amendments / Merge
EV4A	(CP11)	Development and design in conservation areas	Delete policy (covered by Core Strategy)
EV4D	SR1 (CP11)	Historic parks, gardens and cemeteries	Carry forward with amendments / Merge
-	EN2	Sustainable drainage systems	New policy
-	EN3	Flood water storage areas	New policy
Accessibility Policies			
A1G	A5	Physical improvements to bus network	Carry forward with amendments
A1H	(CP8)	Leigh, Ellenbrook, Manchester public transport corridor	Delete policy (covered by Core Strategy)
A1J	A3	Rail infrastructure	Carry forward with amendments
A1K	RC2	Integration of Wigan rail stations	Carry forward with amendments / Merge
A1M	-	Freight – new development	Delete policy (covered by Transport Strategy)

UDP Policy No.	AP (CP) Policy No.	Policy title	Preferred option
A1N	-	Strategic route network	Delete policy (covered by Transport Strategy)
A1P	A1 / A2	Major highway schemes	Carry forward with amendments / Merge
A1S	A4	Parking in new development	Carry forward with amendments
Shopping and Town Centre Policies			
S1A	RC1	Principal shopping areas	Carry forward with amendments
S1B	RC1 - RC5	Town centres	Carry forward with amendments
S1C	RC1	Retail development – Station Road, Wigan Town Centre	Carry forward with amendments
S1D	RC6	Local centres	Carry forward with amendments
S1E	RC7	Small shops and services	Carry forward with amendments
S1H	RC3 (CP1)	Retail development – Leigh East ARLFC Site, Leigh	Carry forward with amendments
-	RC8	Safeguarding public houses	New policy
Community Facilities, Sport and Recreation Policies			
C1B	SR1	Open space, sport and recreation provision	Carry forward with amendments / Merge
C1C	SR1	Protection of open space and sport and recreation provision	Carry forward with amendments / Merge
C1D	SR1 / ED1	Leigh Sports Village, Pennington, Leigh	Carry forward with amendments / Merge
C1E	SR3	Greenway network	Carry forward with amendments
C1F	RP1 / RP2	The River Douglas, Canal Network and other water features	Carry forward with amendments / Merge
Other			
-	ED1	New primary school provision	New policy
-	GT1	Additional provision for Gypsies and Travellers	New policy
-	GT2	Safeguarding sites for Gypsies and Travellers and Travelling Showpeople	New policy
-	MS1	South of Hindley	New policy
-	MS2	South of Atherton	New policy
-	MS3	East of Atherton	New policy
-	MS4	Pocket Nook	New policy
-	MS5	Mixed use developments	New policy

Considering policy options

- 5.5. To determine the best and most appropriate policies for the Allocations Plan, a series of alternative options for each policy were considered and appraised. Policy options considered included a statutory 'do nothing' option and where appropriate options where boundaries and/or details were changed.
- 5.6. The alternative options considered for each policy are shown in Table 5.2. The preferred policy options carried forward were subjected to further assessment against the Integrated Assessment objectives, as shown in Appendix H. The overall impact each preferred policy against each of the objectives was recorded and is shown in a cumulative impact table, see Table 5.3.

Table 5.2: Other policy options considered

Policy	Other options considered
SR1	To not have local standards or to have variable standards across the borough
SR2	To provide open space on all new development sites, on no new development sites, or to set a different threshold
SR3	To not have a greenway network identified
SR4	To not designate either one or both of the new Principal Parks
ED1	To not allocate sites for new primary school provision or to allocate other sites
EM1	To allocate land for employment development in the Green Belt, or to not allocate land for employment development
EM2	To not release employment sites in designated employment areas or to have no policy protection to safeguard employment sites
EM3	To not permit employment development outside of allocated or designated employment areas
EM4	To not include the policy
H1	To allocate other land for housing
H2	To not require an appropriate level of smaller homes or specialist accommodation on sites, or to apply a different threshold
H3	To not include the policy
GT1	To not allocate the site
GT2	Other sites for safeguarding
RC1	To not have a detailed policy for the three town centres or to have a policy that is more strict
RC2	To not have a detailed policy for Wigan or to promote other sites, locations or different uses
RC3	To not have a detailed policy for Leigh or to promote other sites, locations or different uses
RC4	To not have a detailed policy for Ashton or to promote other sites, locations or different uses

RC5	To not have a detailed policy for smaller towns or to promote other sites, locations or different uses
RC6	To not have a detailed policy for local and neighbourhood centres or to promote other sites, locations or different uses
RC7	To not include the policy
RC8	To not protect public houses
RP1	To not prioritise Wigan Pier Quarter or to prioritise a range of different sites or uses
RP2	To not prioritise Leigh Waterfront or to prioritise a range of different sites or uses
MS1-5	To not have an integrated approach and allocate through housing or employment policies
A1-2	To not enhance east-west connectivity or to bring forward alternative measures
A3	To not propose a new rail station and/or not improve existing stations
A4	To not set parking standards or to require different standards
A5	To not seek advantages in new developments for access to sustainable transport
GB1	To not have a design policy or to have different design requirements
GB2	To allow bigger extensions or restrict the limit to smaller extensions
GB3	To not include Bolton Road, Aspull and retain the existing policy
GB4	To not safeguard land
EN1	To not protect wildlife corridors or to protect other areas as wildlife corridors
EN2	To not have a SuDS policy and rely on national guidance
EN3	To not safeguard Lilford Park Basin or to safeguard other areas
EN4	To seek reclamation and renewal of some or all of the sites or to prioritise other sites
EN5	To address air quality through the development management process

5.7. The alternative option for all major sites policies (MS1-5) would be to not have an integrated approach and to allocate land for development through housing and employment policies. This approach would require extensive masterplanning and would not appropriately facilitate the road schemes required from the developments, for this reason it was considered unviable.

5.8. For all policies a 'do nothing' approach was considered where no policy would be implemented however this did not provide the policy protection needed to safeguard sites or impose standards or requirements. Policy options where alternative restrictions or boundaries were considered were also deemed unviable as they did not offer the appropriate protection required to initiate the restrictions or requirements imposed by the policy.

Significant social, environmental, economic and equality effects of the preferred policies

- 5.9. The preferred development management policies were subject to an Integrated Appraisal, including an Equality Impact Assessment screening to identify any likely significant effects the policies may have on the IA objectives.
- 5.10. The effect of each policy on each of the IA objective was assessed, identifying the likely outcome, timescale and magnitude of each issue. Policy impacts were identified in the short (construction phase), medium (first 2-5 years of implementation), and long term (following implementation period).
- 5.11. The majority of impacts identified were positive however potential negative impacts were noted in relation to increased traffic and highway construction. Negative impacts occur during the initial construction phase and are for most policies outweighed by the medium and long term benefits. Impact mitigation is included in each policy where negative impacts may occur, for example the use of greenery and habitat improvement where new road schemes cross countryside areas.
- 5.12. Appendix H outlines the prediction and evaluation of the likely effects of the preferred policies on the objectives and indicators identified in Table 2.1 in Section 2 of this report.
- 5.13. Due to the broad nature of the plan very few impacts were identified during the Equality Impact Assessment screening process. The impacts identified were wholly positive and affected only the following 'protected characteristics': age, disability, race, and pregnancy and maternity (under the category of disability). The outcome of the screening process is shown in Appendix I and does not require a further full EqIA assessment.

Cumulative effects of preferred policies

- 5.14. The overall effect of the preferred policy suite on the social, environmental, economic and equality objectives was assessed to determine whether any negative cumulative impacts would arise. Table 5.3 sets out this assessment and indicates that many positive effects would arise from the policies however some minor negative impacts are identified in relation to objectives 1, 5 and 10.
- 5.15. The policies liable to incur negative impacts are EM1, H1, MS1-5, A1, A2, and MS5, and A1, A2 and A4. These policies all deliver new highway schemes or major developments where some or all of the developable area is within a flood risk zone, countryside, or in an area of importance for biodiversity.

5.16. A number of policies identified both positive and negative impacts against some objectives, particularly objectives 1 (sustainable transport), 5 (biodiversity), and 10 (energy and climate change). The policies that demonstrate both positive and negative impacts for a singular objective may incur these impacts at different stages of development or offer conflicting values, for example, a higher increase in housing or employment development will lead to a higher energy consumption and higher demand but has the potential to increase the use of and opportunity for renewable energy production.

5.17. Further detail on each policy assessment is provided in Appendix H

Table 5.3: Cumulative effects of preferred policies

Policy	IA objectives												
	Social				Environmental						Economic		Equality
	1	2	3	4	5	6	7	8	9	10	11	12	13
SR1	+++		+++	+++	+++	++	++	++		+			++
SR2	++	+	+++	+++	+++		++	++		+			++
SR3	+++		+++	++	++	0	++	+					+
SR4	++		+++	+++	++	+++	0	+++	+++				+
ED1	+			++				+++			++	++	++
EM1	+/-		+			0	++	0	0	+/-	++	++	
EM2	0			0	++	0	++	++	++		+++	+++	
EM3	+			0	0			+			+++	0	
EM4											+	++	
H1	+/-	++	+	+	+	0	+	+	+	+/-	+	+	
H2	+	++	++										++
H3		+	+++	++		++		++	+				
GT1	+	+++	+	0	0	0	0						+
GT2	+	+++	+	0	0	0	0						+
RC1	++	+	+						+		++	++	+++
RC2	+++	+	++					+	++		+++	+++	+++
RC3	++	+	+	++	++			+++	++		++	++	+++
RC4	++		+					++	+++			+++	
RC5	+++	+	++						+		++	+	+++
RC6	++		+						++			+	+++
RC7	++		0									+	+++
RC8	+		+						+			++	++
RP1	++	++	+	+			++	+	+++		+	++	++
RP2	++	++	+++	+++			+	++	++		++	++	+++
MS1	++/-	+	+	++	++	0	0	++	+	+/-	++	++	+
MS2	++/-	+	+	+	++	0	0	++	+	+/-	+	+	+
MS3	++/-	+	+	+	++	0	0	++	+	+/-	++	+	+
MS4	++/-	+	+	++		0	+	+	+	+/-	++	++	+
MS5	++	++	+	++	++/-	0	0	++	+	+/-	++	++	+
A1	++/-	+	+	+	++/-	0	++	+	0	+/-		++	
A2	++/-	+	+	++	++	0	++	+	0	+/-		++	
A3	++			0	0	0	0	0	0	+		+	++
A4	++/-		+						0			++	+
A5	++		++	0						+	+	+	+++
GB1									+				
GB2									+				
GB3	0	+							0				

Policy	IA objectives												
	Social				Environmental						Economic		Equality
	1	2	3	4	5	6	7	8	9	10	11	12	13
GB4	+			++	+	0		++	+				
EN1			+	+	+++		+	+++					+++
EN2			+		+		+++	+		+			
EN3			+		+		+++						
EN4			+	++	++	+		++				++	
EN5			+	0					0				
OVERALL	+++				++						+++		+++

Impact mitigation and enhancement

5.18. The assessment of the preferred policies identified some minor negative impacts. The majority of these occurred only in the short term or construction period and were outweighed by the medium and long term positive impacts. Impact mitigation measures were considered throughout the policy development process and are reflected in the policy wording and residual positive impacts.

Uncertainties and risks

- 5.19. To identify potential impacts and outcomes of the preferred policies on the social, environmental, economic, and equality objectives, a series of assumptions had to be made about which indicators they will have a significant effect upon. These assumptions are based on knowledge and information available, however in practice these assumptions may not be completely accurate and there is a risk that some currently unforeseen adverse effects may arise.
- 5.20. Monitoring of relevant indicators will ensure that the effects of implementing the policies are continuously monitored and recorded. If any adverse impacts are identified through monitoring then actions will be taken to overcome them.

Implementation

Links to other plans and programmes

- 5.21. This IA report has been prepared alongside the Allocations and Development Management Local Plan. The purpose of the Plan is to determine specific sites for development and land to protect in accordance with the policies and general locations for development set out in the Core Strategy. It also sets out a number of development management policies to determine planning applications.
- 5.22. The Core Strategy and Allocations Plan form a key part of the Local Development Framework (LDF) for Wigan. A number of Supplementary Planning Documents (SPDs) will also be produced that give further detailed guidance in relation to the policies contained within these documents.

Proposals for monitoring

- 5.23. Monitoring will be undertaken in accordance with the SEA Directive requirements. This way, significant effects of the implementation of the plan, its policies and site allocations, can be tested against the predicted outcomes identified through this IA report. Monitoring allows problems that arise during implementation to be identified and resolved where practicable, and future predictions to be made more accurately.
- 5.24. The Integrated Assessment Framework identified a range of baseline indicators which allow each site and policy to be assessed and monitored against the social, economic, environmental and equality objectives. These indicators will be monitored periodically. This encourages comparison of the predicted effects and the actual effects of the implementation of the plan over a series of years.
- 5.25. Monitoring will help to identify how well the policies are working. If any adverse effects arise due to implementation of the plan then the policies will have to be reviewed or mitigation measures developed to overcome and prevent further adverse effects.

Appendix A: IA indicators and scoring mechanism

Table A1: Site performance indicators and banding

IA Obj	Indicator	Site Performance and Band				
		A	B	C	D	E
Accessibility and transport	Distance to railway station	Up to 0.8km	0.81 to 1.6km	1.6 to 2.4km	2.4 to 3km	Over 3km
	Rail service frequency	4 or more/hour/direction	2-3 trains/hour/direction	Hourly service	Less than hourly service	No services
	Distance to nearest bus stop	Up to 0.4km	0.41 to 0.8km	0.8 to 1.2km	1.2 to 1.6km	Over 1.6km
	Bus service frequency	6 or more/hour/direction	2-5/hour/direction	1/hour/direction	Less than 1/hr/direction	No services
	Distance to town, local or neighbourhood centre	Up to 0.8km	0.8 to 1.6km	1.6 to 2.4km	2.4 to 3km	Over 3km
	Distance to A Road junction	Up to 0.4km	0.4 to 0.8km	0.8 to 1.6km	1.6 to 3km	Over 3km
	Distance to motorway junction	Up to 1.6km	1.6 to 3km	Over 3km	-	-
	Distance to supermarket	Up to 0.4km	0.4 to 0.8km	0.8 to 1.6km	1.6 to 3km	Over 3km
	Distance to Primary School	Up to 0.4km	0.4 to 0.8km	0.8 to 1.6km	1.6 to 3km	Over 3km
	Distance to Secondary School	Up to 0.8km	0.8 to 1.6km	1.6 to 3.2km	3.2 to 5km	Over 5km
	Accessibility to key destinations by safe cycling routes	Excellent	Good	Satisfactory	Poor	Very poor
Broadband capacity	Capacity	-	-	No capacity	-	
Health and wellbeing	Distance to GP surgery	Up to 0.4km	0.4 to 0.8km	0.8 to 1.6km	1.6 to 3km	Over 3km
	Distance to NHS general hospital	Up to 2km	2 to 5km	5 to 10km	Over 10km	-
	Distance to public open space/park	Up to 0.4km	0.4 to 0.8km	0.8 to 1.2km	1.2 to 1.6km	Over 1.6km
	Quality of existing site	Very poor	Poor	Satisfactory	Good	Excellent
Recreation	Access to accessible countryside	Up to 0.8km	0.8 to 1.6km	1.6 to 2.4km	2.4 to 3km	Over 3km
	Access to sports centre	Up to 0.8km	0.8 to 1.6km	1.6 to 2.4km	2.4 to 3km	Over 3km
	Access to township park	Up to 0.8km	0.8 to 1.6km	1.6 to 2.4km	2.4 to 3km	Over 3km
	Access to playing fields	Up to 0.8km	0.8 to 1.6km	1.6 to 2.4km	2.4 to 3km	Over 3km
	Access to allotments	Up to 0.8km	0.8 to 1.6km	1.6 to 2.4km	2.4 to 3km	Over 3km
	Access to equipped play space	Up to 0.8km	0.8 to 1.6km	1.6 to 2.4km	2.4 to 3km	Over 3km
	Impact on high quality and valuable open space	None	Very low	Low	Moderate	High
Biodiversity	Special Area of Conservation	Outside	-	Part outside part within	-	Within
	Site of Special Scientific Interest (SSSI)	Outside	-	Part outside part within	-	Within
	Site of Biological Importance	Outside	-	Part outside part within	-	Within
	Local Nature Reserve	Outside	-	Part outside part within	-	Within

Soil and minerals	Brownfield or greenfield	100% brownfield site	Around 75% brownfield	Around 50% brownfield	Around 75% greenfield	100% greenfield
	Agricultural land classification	Non-agricultural	-	Agricultural (Grade 3b+)	Less than 25% best and most versatile (Grade 1-3a)	Best and most versatile agricultural land (Grade 1-3a)
	Contamination from existing or previous uses	Highly unlikely	Unlikely	Possible	Likely	Highly likely/known
Water	Flood Zone area	All Zone 1	Part Zone 2	All Zone 2	Part Zone 3	All Zone 3
	Surface water flooding	Very low	Low	-	Intermediate	High
	Critical Drainage Areas	Outside	-	Part outside / part within	-	Within
	Groundwater source protection zone	Outside	-	Part outside / part within	-	Within
	Impact on water quality of inland resources	Likely to improve	Potential to improve	No impact	Potential to pollute	Likely to pollute
Landscapes	Impact on landscape quality and distinctiveness	Low	-	Moderate	-	High
	Development pressure on countryside	Urban site	-	Edge of urban	-	Open countryside site
Built environment and heritage	Conservation Area	Outside	Part outside part within	Within	-	-
	Scheduled Ancient Monument on site	No	-	No but one nearby	-	Yes
	Registered Park or Garden	Outside	-	Part outside part within	-	Within
	Impact on Listed Building or Structure	None	Within curtilage	Grade II on site	Grade II* on site	Grade I on site
	Impact on potential Local Listed Building or Structure	None	Within curtilage	Yes	-	-
Energy and climate change	Potential to generate renewable energy	High	-	Moderate	Low	-
Education and skills	Distance to further/higher education	Up to 1.6km	1.6 to 3.2km	3.2 to 5km	Over 5km	-
Economy and employment	Attractiveness of the site to the business market	Very strong	Strong	Moderate	Weak	Very weak
Equality and diversity	Equality of opportunities and elimination of discrimination	Positive		Neutral		Negative
Deliverability Indicators	Access to sewer system	All yes	-	-	-	Any No
	Access to water					
	Access to gas					
	Access to electricity					
	Existing road access					
At risk from hazardous installations	No	-	-	-	-	Yes

Table A2: Overall band determination

Band	Minimum performance to achieve band
A	<ul style="list-style-type: none"> • More than half of the indicators fall within Band A • No more than 5 indicators fall within Band C • No indicator falls below Band C.
B	<ul style="list-style-type: none"> • More than half of the indicators fall within Band B or above. • No more than 5 indicators fall below Band C.
C	<ul style="list-style-type: none"> • More than half of the indicators fall within Band C or above. • No more than 5 indicators fall within Band E.
D	<ul style="list-style-type: none"> • More than half of the indicators fall within Band D or above.
E	<ul style="list-style-type: none"> • Site is not deliverable; or • Site or policy will have a negative impact on equality or diversity; or • Site is deliverable but more than half of the indicators fall within Band E.

Appendix B: Housing and employment site assessment proforma

Site Ref			
Address			
IA Obj	Indicator	Site performance	IA Comments
Accessibility and transport	Distance to railway station		Social:
	Rail service frequency		
	Distance to nearest bus stop		
	Bus service frequency		
	Distance to town, local or neighbourhood centre		
	Distance to A Road junction		
	Distance to motorway junction		
	Distance to supermarket		
	Distance to Primary School		
	Distance to Secondary School		
	Accessibility to key destinations by safe cycling routes		
	Broadband capacity		
	Health and wellbeing	Distance to GP surgery	
Distance to NHS general hospital			
Distance to public open space/park			
Quality of existing site			
Recreation	Access to accessible countryside		
	Access to sports centre		
	Access to township park		
	Access to playing fields		
	Access to allotments		
	Access to equipped play space		
	Impact on high quality and valuable open space		
Biodiversity	Special Area of Conservation		Environmental:
	Site of Special Scientific Interest (SSSI)		
	Site of Biological Importance		
	Local Nature Reserve		
Soil and minerals	Brownfield or greenfield		
	Agricultural land classification		
	Contamination from existing or previous uses		
Water	Flood Zone area		
	Surface water flooding		
	Critical Drainage Areas		
	Groundwater source protection zone		
	Impact on water quality of inland resources		
Landscapes	Impact on landscape quality and distinctiveness		
	Development pressure on countryside		
Built environment and heritage	Conservation Area		
	Scheduled Ancient Monument on site		
	Registered Park or Garden		
	Impact on Listed Building or Structure		
	Impact on potential Local Listed Building or Structure		
Education and skills	Distance to further/higher education		Economic:
Economy and emp.	Attractiveness of the site to the business market		
Equality and diversity	Equality of opportunities and elimination of discrimination		Equality and diversity:
Deliverability Indicators	Access to sewer system		Deliverable / undeliverable
	Access to water		
	Access to gas		
	Access to electricity		
	Existing road access		
	At risk from hazardous installations		

Overall Site Performance

Band Spectrum:

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Overall Band:

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Appendix C: Other site assessment proforma

Site name:

IA Objective		IA Effects			Comments
		Short term	Med term	Long term	
S1	Accessibility and transport				
S2	Health and wellbeing				
S3	Recreation				
EN1	Biodiversity				
EN2	Soils and minerals				
EN3	Water				
EN4	Landscape				
EN5	Built environment and heritage				
EC1	Education and skills				
EC2	Economy and employment				
EQ1	Equality and diversity				
Recommendation:					

Key:

✓✓	Major positive	✓	Minor positive
xx	Major negative	x	Minor negative
0	Neutral	/	No link

Appendix D: Assessment of all housing sites (Overall band)

SHLAA Ref	Site Address	Settlement	IA Band	Recommendation
S0008	Land to north of Pocket Nook Lane	Golborne and Lowton	C	Do not allocate
S0012	Belle Green Industrial Estate and adjacent land	Astley	B	Allocate for housing
S0014	Millingford Grove	Ashton	C	Do not allocate
S0015	Off Lincoln Drive	Ashton	C	Do not allocate
S0016	Land off Montrose Avenue	Wigan	B	Do not allocate
S0017	Land west of Kendal Road	Wigan	C	Allocate for housing
S0018	Corner Kitt Green Road / Pembroke Road	Leigh	C	Allocate for housing
S0020	Smith's Lane, Hindley Green	Hindley	C	Do not allocate
S0021	Hooten Gardens	Leigh	B	Allocate for housing
S0025	Site of the former St John the Baptist School and adjacent land	Ashton	B	Allocate for housing
S0026	Rockleigh Hotel, Bolton Road	Wigan	B	Allocate for housing
S0028	Land to rear of 17-51 Heather Grove	Wigan	B	Allocate for housing
S0029	Former St Nathaniel's Primary School and land between 525-539 Liverpool Road	Abram and Platt Bridge	B	Allocate for housing
S0030	Low Bank Garage, Low Bank Road	Ashton	B	Allocate for housing
S0031	Land adjacent Holy Family Church	Astley	B	Allocate for housing
S0035	Rosedale Avenue / Water Street	Atherton	B	Allocate for housing
S0036	Coronation Drive / Royal Drive	Leigh	B	Allocate for housing
S0039	Land at Coal Pit Lane, Pickley Green	Leigh	B	Do not allocate
S0043	Land between Crankwood Road and Leeds / Liverpool Canal	Leigh	C	Allocate for housing
S0044	Alexandra Colliery	Wigan	B	Do not allocate
S0045	Firs Lane / Plank Lane	Leigh	C	Allocate for housing
S0046	Lancaster Avenue	Tyldesley	B	Allocate for housing
S0047	Land north of Treen Street / Bodmin Road / Cranleigh Drive	Tyldesley	C	Do not allocate
S0048	Land to west of Valentine's Road, Howe Bridge	Atherton	B	Do not allocate
S0049	Land to northwest of Lowton Civic Hall, Hesketh Meadow Lane	Golborne and Lowton	C	Allocate for housing
S0051	Land north of Bickershaw Lane	Abram and Platt Bridge	C	Allocate for housing
S0052	Land at Liverpool Road	Abram and Platt Bridge	B	Do not allocate
S0053	Land off Helmsman Way	Wigan	B	Allocate for housing
S0054	Bransfield Close	Wigan	B	Allocate for housing
S0055	Mather House, Mather Lane	Leigh	B	Allocate for housing
S0056	Land at Scholes	Wigan	B	Allocate for housing
S0058	Bell Lane / Grange Avenue / Langdale Road / Heysham Road	Wigan	C	Allocate for housing
S0061	Land to rear of 15-41 Westwood Lane	Wigan	B	Allocate for housing
S0062	Land at Ince Brook, Manchester Road	Wigan	B	Do not allocate
S0063	Land at Ashcroft Lane	Wigan	B	Allocate for housing
S0064	Site of former Ince St Mary's C of E Primary School, Derby St	Wigan	B	Allocate for housing
S0065	Land to rear of Hemfield Road	Wigan	B	Allocate for housing
S0066	Ince Town Hall, Ince Green Lane	Wigan	B	Allocate for housing
S0067	Billinge Road / Little Lane	Wigan	B	Allocate for housing
S0068	Part of Newton Road Primary Employment Area	Golborne and Lowton	B	Do not allocate
S0074	Land at Liverpool Road and Harper Street	Hindley	B	Allocate for housing
S0075	Former Speakman Coach Builders adjacent to 234 Orrell Road	Orrell	B	Allocate for housing

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S0077	Land at Alma Street / Elliot Street	Tyldesley	B	Allocate for housing
S0078	Former Abraham Guest High School, Orrell Road	Wigan	B	Allocate for housing
S0079	Land off Ravenswood Drive	Hindley	B	Allocate for housing
S0082	Land at Norfolk Road and Tarleton Avenue	Atherton	B	Do not allocate
S0083	Land at Cherry Tree Grove	Leigh	B	Allocate for housing
S0084	Land rear of Eden Grove	Leigh	B	Allocate for housing
S0085	Land off Bracken Road	Leigh	B	Allocate for housing
S0087	Land at Woodcock Drive	Abram and Platt Bridge	B	Allocate for housing
S0088	Land at Lamberhead Road and Somerset Road	Wigan	B	Do not allocate
S0089	Rear of Woodland Avenue / Athol Crescent	Hindley	B	Allocate for housing
S0091	Bambers Quay Industrial Estate, Anderton Street	Wigan	A	Allocate for housing
S0101	Land at Calder Drive	Abram and Platt Bridge	B	Allocate for housing
S0103	Land at Rawthey Place / Mersey Road	Abram and Platt Bridge	B	Allocate for housing
S0104	Castle Hill	Hindley	B	Allocate for housing
S0105	Land at Lower Green Lane, Astley	Astley	C	Allocate for housing
S0107	Land off Whitworth Way	Wigan	B	Allocate for housing
S0108	Land to rear of Goose Green Labour Club	Wigan	B	Allocate for housing
S0110	Land at former Park Inn public house, Manchester Road	Wigan	B	Allocate for housing
S0111	Land at Farm Lane	Wigan	C	Allocate for housing
S0113	Land at Eliot Drive	Wigan	B	Allocate for housing
S0115	Former Victoria Labour Club, Mesnes Avenue	Wigan	B	Allocate for housing
S0116	Mayfield Road	Wigan	B	Allocate for housing
S0117	Hindley Learning Centre, Park Road	Hindley	B	Allocate for housing
S0119	Former Household Waste Recycling Centre, Frog Lane	Wigan	B	Allocate for housing
S0120	Land at former Community Centre, Anthorn Road	Wigan	B	Allocate for housing
S0126	Wigan and Leigh College, Pagefield Building, Bridgeman Terrace	Wigan	B	Allocate for housing
S0130	Walmsley Farm, Higher Folds	Leigh	C	Allocate for housing
S0171	Former Hilton Park site, Atherleigh Way	Leigh	B	Allocate for housing
S0173	Open Land East of 57 Lancaster Road	Hindley	B	Allocate for housing
S0192	Heatons Bakery, Boundary Street	Wigan	B	Allocate for housing
S0200	Bridgewater Business Park	Leigh	B	Allocate for housing
S0204	The Bungalow and Scrap Yard, Pocket Nook Lane	Golborne and Lowton	B	Allocate for housing
S0205	Parsonage	Leigh	B	Allocate for housing
S0210	Land at Poet's Corner, Spa Road	Atherton	B	Allocate for housing
S0211	Land at Windermere Grove	Leigh	B	Allocate for housing
S0212	Land at Holt Street, Poolstock (Phase 2)	Wigan	B	Allocate for housing
S0237	Land Corner of Whitworth Way	Wigan	B	Do not allocate
S0239	Land at Parsonage Farm and garage	Leigh	B	Allocate for housing
S0240	Land off Barn Lane	Golborne and Lowton	C	Allocate for housing
S0242	Land at Hooten Lane	Leigh	B	Allocate for housing
S0243	St Catherine of Siena RC Church, Newton Road	Golborne and Lowton	C	Allocate for housing
S0246	Site of 2-10 Smallbrook Lane	Atherton	B	Allocate for housing
S0265	Hindleys Farm, Wigan Road	Atherton	B	Allocate for housing
S0267	Land south of Lower Pocket Nook Farm	Golborne and Lowton	C	Do not allocate
S0268	Land south of Carr Farm Pocket Nook	Golborne and Lowton	C	Do not allocate
S0269	Land south of Stirrups Farm, Stone Cross Lane	Golborne and Lowton	C	Do not allocate
S0270	Land to rear of 43-99a Pepper Lane	Standish	C	Do not allocate

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S0272	Land to rear of Rectory Farm	Standish	C	Do not allocate
S0274	Land north of former Victoria Colliery	Standish	B	Do not allocate
S0276	Land rear of Rowton Rise	Standish	C	Do not allocate
S0285	Land at Thames Avenue	Leigh	C	Allocate for housing
S0286	Land at Brentwood 251	Wigan	B	Allocate for housing
S0288	Land north east of 73 Samuel Street	Atherton	B	Allocate for housing
S0289	Land north of Haydock Park Racecourse	Ashton	B	Allocate for housing
S0308	14-15 Bridgeman Terrace	Wigan	B	Allocate for housing
S0309	Site of 86-94 High Street	Golborne and Lowton	B	Allocate for housing
S0311	Bridgeman House, Bridgeman Terrace	Wigan	B	Allocate for housing
S0312	1-5 New Market Street	Wigan	B	Allocate for housing
S0313	159-163 Downall Green Road	Ashton	B	Allocate for housing
S0319	Land at Worsley Terrace	Wigan	B	Allocate for housing
S0320	Playing fields to former Pemberton Primary School	Wigan	B	Allocate for housing
S0322	Land at Frog Lane and Prescott Street	Wigan	B	Allocate for housing
S0323	Laurel Nurseries, Atherton Road	Hindley	B	Allocate for housing
S0325	Former Gas Works, York Road	Ashton	B	Allocate for housing
S0328	Land south of Garrett Lane	Astley	C	Allocate for housing

Appendix E: Assessment of employment sites (Overall banding)

Site Ref	Site Address	Settlement	IA Band	Recommendation
EM1.1	Land south of Leopold Street	Wigan	B	Allocate as employment land
EM1.2	Land at Smithy Brook Road	Wigan	B	Allocate as employment land
EM1.3	Land at Landgate, Bryn	Wigan	B	Allocate as employment land
EM1.4	South Lancs Industrial Estate Extension	Ashton	B	Allocate as employment land
EM1.5	Land at Chaddock Lane	Astley	C	Allocate as employment land
EM2.3	South Lancs Industrial Estate	Ashton	B	Allocate as employment area
EM2.7	Gibfield	Atherton	B	Allocate as employment area
EM2.13	Moss Industrial Estate	Lowton	B	Allocate as employment area
EM2.16	West of Leigh Road	Hindley	B	Allocate as employment area
EM2.17	Swan Lane	Hindley	B	Allocate as employment area
EM2.21	Parsonage	Leigh	B	Allocate as employment area
EM2.23	Hope Carr / Leigh Commerce Park	Leigh	B	Allocate as employment area
EM2.26	Bradley Lane	Standish	C	Allocate as employment area
EM2.27	Makerfield Way	Wigan	B	Allocate as employment area
EM2.28	Wigan Enterprise Park	Wigan	B	Allocate as employment area
EM2.35	Westwood Park	Wigan	B	Allocate as employment area
EM2.37	Chapel Lane	Wigan	B	Allocate as employment area
EM2.39	Springfield and Miry Lane	Wigan	A	Allocate as employment area
EM2.40	Martland Park and Heinz	Wigan	B	Allocate as employment area
EM2.41	Richmond Hill Industrial Estate	Wigan	B	Allocate as employment area
EM2.42	Lamberhead Industrial Estate	Wigan	B	Allocate as employment area
EM2.45	Warrington Road	Wigan	B	Allocate as employment area

Appendix F: Assessment of key retail projects

Site name: The Galleries, Wigan town centre

IA Objective		IA Effects			Comments
		Short	Med	Long	
S1	Accessibility and transport	✓✓	✓✓	✓✓	Scheme is adjacent to bus station – highly accessible, and will provide enhanced public realm and facilities for pedestrians.
S2	Health and wellbeing	✓	✓	✓	Development will provide meeting spaces, better public realm and new leisure facilities
S3	Recreation	✓✓	✓✓	✓✓	As above
EN1	Biodiversity	0	0	0	
EN2	Soils and minerals	0	0	0	
EN3	Water	0	0	0	
EN4	Landscape	0	0	0	
EN5	Built environment and heritage	✓	✓	✓	Development will provide a simpler layout based on historic street patterns
EC1	Education and skills	0	0	0	
EC2	Economy and employment	✓✓	✓✓	✓✓	Scheme will provide employment opportunities for local people.
EQ1	Equality and diversity	✓✓	✓✓	✓✓	The site will be accessible for all
Recommendation: Overall positive impact on SA objectives.					

Site name: The Civic Centre, Wigan town centre

IA Objective		IA Effects			Comments
		Short	Med	Long	
S1	Accessibility and transport	✓	✓	✓	Scheme will provide opportunities for improved facilities for pedestrians / links to Grand Arcade.
S2	Health and wellbeing	0	0	0	
S3	Recreation	✓	✓	✓	Site provides opportunities for new leisure and recreation facilities within the town centre.
EN1	Biodiversity	0	0	0	
EN2	Soils and minerals	0	0	0	
EN3	Water	0	0	0	
EN4	Landscape	✓	✓	✓	Scheme provides opportunities for new tree planting and landscaping
EN5	Built environment and heritage	✓	✓	✓	Development would remove the unpopular and unattractive Civic Centre building.
EC1	Education and skills	0	0	0	
EC2	Economy and employment	0	0	0	
EQ1	Equality and diversity	✓✓	✓✓	✓✓	The site will be accessible for all
Recommendation: Overall positive impact on SA objectives.					

Site name: Market Place, Wigan town centre

IA Objective		IA Effects			Comments
		Short	Med	Long	
S1	Accessibility and transport	✓✓	✓✓	✓✓	Scheme design will create a shared surface benefitting pedestrians and cyclists.
S2	Health and wellbeing	✓	✓	✓	The proposal will create an attractive public space for people to meet and socialise.
S3	Recreation	✓	✓	✓	As above – the new space will also be used for community events
EN1	Biodiversity	0	0	0	
EN2	Soils and minerals	0	0	0	
EN3	Water	0	0	0	Design may include a small water feature but this is not significant.
EN4	Landscape	✓	✓	✓	Scheme involves new tree planting and environmental improvements
EN5	Built environment and heritage	✓	✓	✓	The design will create a better setting for historic buildings
EC1	Education and skills	0	0	0	
EC2	Economy and employment	0	✓	✓	Improving the quality of the public realm will have economic benefits for the town centre.
EQ1	Equality and diversity	✓✓	✓✓	✓✓	The site will be accessible for all
Recommendation: Overall positive impact on SA objectives.					

Site name: King Street / Library Street, Wigan town centre

IA Objective		IA Effects			Comments
		Short	Med	Long	
S1	Accessibility and transport	✓	✓	✓	Project will provide better pedestrian connections.
S2	Health and wellbeing	✓	✓	✓	Scheme will create new public spaces
S3	Recreation	✓	✓	✓	As above – the scheme will create opportunities for people to meet and socialise.
EN1	Biodiversity	0	0	0	
EN2	Soils and minerals	0	0	0	
EN3	Water	0	0	0	
EN4	Landscape	✓	✓	✓	Improved landscaping and tree planting.
EN5	Built environment and heritage	x	✓	✓	The scheme will involve the loss of historic buildings, but this will be compensated by new public spaces.
EC1	Education and skills	0	0	0	
EC2	Economy and employment	0	✓	✓	Improvements will have wider benefits to the vitality and viability of the King Street area.
EQ1	Equality and diversity	✓✓	✓✓	✓✓	The site will be accessible for all
Recommendation: Overall positive impact on SA objectives.					

Site name: Wigan Bus Station, Wigan town centre

IA Objective		IA Effects			Comments
		Short	Med	Long	
S1	Accessibility and transport	✓✓	✓✓	✓✓	Scheme will provide a safer, more attractive bus station and encourage greater usage.
S2	Health and wellbeing	✓	✓	✓	The design will create a healthier, more welcoming environment for users.
S3	Recreation	0	0	0	
EN1	Biodiversity	0	0	0	
EN2	Soils and minerals	0	0	0	
EN3	Water	0	0	0	
EN4	Landscape	✓	✓	✓	The development aims to create a new iconic structure with integrated landscaping.
EN5	Built environment and heritage	x	✓	✓	Scheme will involve the loss of some historic buildings, but this will be replaced by new landscaped areas or replacement buildings.
EC1	Education and skills	0	0	0	
EC2	Economy and employment	0	✓	✓	The scheme will help position Wigan town centre as a more attractive location for economic development.
EQ1	Equality and diversity	✓✓	✓✓	✓✓	The site will be accessible for all
Recommendation: Overall positive impact on SA objectives.					

Site name: The Learning Zone, Wigan town centre

IA Objective		IA Effects			Comments
		Short	Med	Long	
S1	Accessibility and transport	0	0	0	
S2	Health and wellbeing	0	0	0	
S3	Recreation	✓✓	✓✓	✓✓	Wigan Youth Zone and other facilities provide opportunities for sport and recreation for young people.
EN1	Biodiversity	0	0	0	
EN2	Soils and minerals	0	0	0	
EN3	Water	0	0	0	
EN4	Landscape	✓	✓	✓	Development schemes include landscape plans helping to green the urban area.
EN5	Built environment and heritage	✓✓	✓✓	✓✓	Proposal will include the restoration of the listed Wigan Hall and the former Drumcroon building at Parsons Walk.
EC1	Education and skills	✓✓	✓✓	✓✓	Improvement and upgrading of educational facilities to meet current and future needs.
EC2	Economy and employment	0	✓	✓	Improved facilities will provide better trained employees and improve their employment prospects
EQ1	Equality and diversity	✓✓	✓✓	✓✓	The site will be accessible for all
Recommendation: Overall positive impact on SA objectives.					

Site name: The Eastern Gateway, Wigan town centre

IA Objective		IA Effects			Comments
		Short	Med	Long	
S1	Accessibility and transport	✓	✓	✓	Highway works will provide local access improvements and provide safer facilities for pedestrians and cyclists.
S2	Health and wellbeing	0	0	0	
S3	Recreation	0	0	0	
EN1	Biodiversity	0	0	0	
EN2	Soils and minerals	0	0	0	
EN3	Water	0	0	0	
EN4	Landscape	✓	✓	✓	Landscaping works will take place as part of car park improvements and new building schemes.
EN5	Built environment and heritage	0	✓	✓	Works will facilitate the development of the Old Town Hall site and other vacant sites.
EC1	Education and skills	0	0	0	
EC2	Economy and employment	✓	✓	✓	New development will create employment opportunities at the edge of the town centre.
EQ1	Equality and diversity	✓✓	✓✓	✓✓	The site will be accessible for all
Recommendation: Overall positive impact on SA objectives.					

Site name: Integration of Wigan Rail Stations, Wigan town centre

IA Objective		IA Effects			Comments
		Short	Med	Long	
S1	Accessibility and transport	✓✓	✓✓	✓✓	The proposal will bring together existing stations and create a more integrated rail service.
S2	Health and wellbeing	0	0	0	
S3	Recreation	0	0	0	
EN1	Biodiversity	0	0	0	
EN2	Soils and minerals	0	0	0	
EN3	Water	0	0	0	
EN4	Landscape	0	0	0	
EN5	Built environment and heritage	✓	✓	✓	Proposals will improve the character of the Wigan Town centre Conservation Area and adjacent sites.
EC1	Education and skills	0	0	0	
EC2	Economy and employment	0	✓	✓	Improved accessibility will help improve the attractiveness of Wigan town centre as an employment location.
EQ1	Equality and diversity	✓✓	✓✓	✓✓	The site will be accessible for all
Recommendation: Overall positive impact on SA objectives.					

Site name: Queen Street railway arches, Leigh town centre

IA Objective		IA Effects			Comments
		Short	Med	Long	
S1	Accessibility and transport	x	✓	✓	Proposal will result in the loss of a small public car park. However, the development site is adjacent to the Guided Busway which will improve the accessibility of the town centre.
S2	Health and wellbeing	0	0	0	
S3	Recreation	0	0	0	
EN1	Biodiversity	0	0	0	
EN2	Soils and minerals	0	0	0	
EN3	Water	0	0	0	
EN4	Landscape	0	0	0	
EN5	Built environment and heritage	✓	✓	✓	The proposal will provide a gateway building at the eastern edge of the town centre.
EC1	Education and skills	0	0	0	
EC2	Economy and employment	✓	✓	✓	Development of the site will provide employment opportunities.
EQ1	Equality and diversity	✓✓	✓✓	✓✓	The site will be accessible for all
Recommendation: Overall positive impact on SA objectives.					

Site name: Bradshawgate / Albion Street, Leigh town centre

IA Objective		IA Effects			Comments
		Short	Med	Long	
S1	Accessibility and transport	✓	✓	✓	Scheme will improve conditions for pedestrians and cyclists.
S2	Health and wellbeing	✓	✓	✓	Public Realm improvements will create a safer, more attractive environment.
S3	Recreation	✓	✓	✓	As above – works will create a place for people to meet and socialise.
EN1	Biodiversity	0	0	0	
EN2	Soils and minerals	0	0	0	
EN3	Water	0	0	0	
EN4	Landscape	✓	✓	✓	Street Trees to be planted as part of the scheme.
EN5	Built environment and heritage	✓	✓	✓	Works will enhance the character of the Leigh Town centre Conservation Area.
EC1	Education and skills	0	0	0	
EC2	Economy and employment	0	✓	✓	Works will improve the attractiveness of Leigh to investors.
EQ1	Equality and diversity	✓✓	✓✓	✓✓	The site will be accessible for all
Recommendation: Overall positive impact on SA objectives.					

Site name: West Bridgewater Street, Leigh town centre

IA Objective		IA Effects			Comments
		Short	Med	Long	
S1	Accessibility and transport	✓	✓	✓	Development will allow the construction of a new canal footbridge linking to the town centre
S2	Health and wellbeing	0	0	0	
S3	Recreation	✓	✓	✓	Development of the site will include areas of open space.
EN1	Biodiversity	0	0	0	
EN2	Soils and minerals	0	0	0	
EN3	Water	0	0	0	
EN4	Landscape	✓	✓	✓	Proposals will improve the landscape along the canal corridor.
EN5	Built environment and heritage	✓	✓	✓	Development will replace unsightly older industrial buildings.
EC1	Education and skills	0	0	0	
EC2	Economy and employment	x	x	x	The proposal will result in the loss of some industrial land and premises.
EQ1	Equality and diversity	✓✓	✓✓	✓✓	The site will be accessible for all
Recommendation: Overall positive impact on SA objectives.					

Site name: Gerard Centre extension, Ashton town centre

IA Objective		IA Effects			Comments
		Short	Med	Long	
S1	Accessibility and transport	0	0	0	
S2	Health and wellbeing	0	0	0	
S3	Recreation	0	0	0	
EN1	Biodiversity	0	0	0	
EN2	Soils and minerals	0	0	0	
EN3	Water	0	0	0	
EN4	Landscape	✓	✓	✓	The site includes a derelict site at Princess Street, which has the potential for landscape improvements.
EN5	Built environment and heritage	✓	✓	✓	Proposals will improve unsightly 'backland' sites visible from town centre streets
EC1	Education and skills	0	0	0	
EC2	Economy and employment	✓	✓	✓	Proposals will create employment opportunities within new commercial developments.
EQ1	Equality and diversity	✓✓	✓✓	✓✓	The site will be accessible for all
Recommendation: Overall positive impact on SA objectives.					

Site name: Land between Gerard Street and Garswood Street, Ashton town centre

IA Objective		IA Effects			Comments
		Short	Med	Long	
S1	Accessibility and transport	✓	✓	✓	Development would improve East-West pedestrian connections / potentially parking facilities at market site.
S2	Health and wellbeing	0	✓	✓	Development has potential to improve links to proposed health facility at Town Hall site.
S3	Recreation	0	0	0	
EN1	Biodiversity	0	0	0	
EN2	Soils and minerals	0	0	0	
EN3	Water	0	0	0	
EN4	Landscape	✓	✓	✓	Landscaping would be improved - potential improvements to Millingford Brook.
EN5	Built environment and heritage	✓	✓	✓	Site is adjacent to Ashton Town Centre Conservation Area. Development will need to be designed to preserve and enhance character of area.
EC1	Education and skills	0	0	0	
EC2	Economy and employment	✓✓	✓✓	✓✓	Site is currently underperforming in economic terms and the market has declined. Development will provide for additional employment opportunities.
EQ1	Equality and diversity	✓✓	✓✓	✓✓	The site will be accessible for all
Recommendation: Overall positive impact on SA objectives.					

Site name: 37-51 Wigan Road and 84-86 Bryn Street, Ashton town centre

IA Objective		IA Effects			Comments
		Short	Med	Long	
S1	Accessibility and transport	0	0	0	
S2	Health and wellbeing	0	0	0	
S3	Recreation	0	0	0	
EN1	Biodiversity	0	0	0	
EN2	Soils and minerals	0	0	0	
EN3	Water	0	0	0	
EN4	Landscape	0	0	0	
EN5	Built environment and heritage	✓✓	✓✓	✓✓	Redevelopment or refurbishment of this block of properties would have a positive Impact on the town centre street scene.
EC1	Education and skills	0	0	0	
EC2	Economy and employment	✓	✓	✓	Bringing these properties back into commercial (or part commercial) use would create new employment opportunities and boost confidence in the area.
EQ1	Equality and diversity	✓✓	✓✓	✓✓	The site will be accessible for all
Recommendation: Overall positive impact on SA objectives.					

Site name: Preston Road, Standish

IA Objective		IA Effects			Comments
		Short	Med	Long	
S1	Accessibility and transport	✓	✓	✓	Development will provide additional car parking to serve the town centre and will provide pedestrian links to the former mineral railway line.
S2	Health and wellbeing	0	0	0	
S3	Recreation	0	0	0	
EN1	Biodiversity	0	0	0	
EN2	Soils and minerals	0	0	0	
EN3	Water	0	0	0	
EN4	Landscape	✓	✓	✓	Car parking areas and site boundaries will include landscaped treatments. The current site has little or poor quality landscaping.
EN5	Built environment and heritage	✓	✓	✓	The proposal will remove a number of unsightly commercial and industrial buildings.
EC1	Education and skills	0	0	0	
EC2	Economy and employment	✓	✓	✓	There will be some loss of existing employment but new retail development will provide employment opportunities on the site.
EQ1	Equality and diversity	✓✓	✓✓	✓✓	The site will be accessible for all
Recommendation: Overall positive impact on SA objectives.					

Site name: High Street, Standish

IA Objective		IA Effects			Comments
		Short	Med	Long	
S1	Accessibility and transport	✓	✓	✓	Proposal will provide additional parking to serve the town centre and to create a park and walk facility for Woodfold School.
S2	Health and wellbeing	0	0	0	
S3	Recreation	0	0	0	
EN1	Biodiversity	0	0	0	
EN2	Soils and minerals	0	0	0	
EN3	Water	0	0	0	
EN4	Landscape	✓	✓	✓	Development will include new landscaping and improved screening to neighbouring residential properties
EN5	Built environment and heritage	✓✓	✓✓	✓✓	Development will provide a new frontage to High Street and will provide a stronger urban form within the Standish Town Centre Conservation Area.
EC1	Education and skills	0	0	0	
EC2	Economy and employment	✓	✓	✓	The development will involve the loss of some existing employment but will provide new employment opportunities.
EQ1	Equality and diversity	✓✓	✓✓	✓✓	The site will be accessible for all
Recommendation: Overall positive impact on SA objectives.					

Site name: Land at Bridge Street, Golborne

IA Objective		IA Effects			Comments
		Short	Med	Long	
S1	Accessibility and transport	✓	✓	✓	Development will provide additional car parking to serve the wider area and improved pedestrian and cycling links to the town centre and adjacent residential areas.
S2	Health and wellbeing	0	0	0	
S3	Recreation	0	0	0	
EN1	Biodiversity	✓	✓	✓	Approved development for the site includes opening up a culverted section of Millingford Brook. This will provide new opportunities for wildlife and plants.
EN2	Soils and minerals	0	0	0	
EN3	Water	0	0	0	
EN4	Landscape	✓	✓	✓	The development will include new landscaping within the site, including along the Millingford Brook corridor.
EN5	Built environment and heritage	✓	✓	✓	Proposals will remove a series of derelict former industrial buildings of little merit. These buildings would be replaced by purpose built new retail and ancillary buildings.
EC1	Education and skills	0	0	0	
EC2	Economy and employment	✓✓	✓✓	✓✓	The site currently provides very little employment due to the nature and poor quality of buildings on site. New retail development would provide significant new employment opportunities.
EQ1	Equality and diversity	✓✓	✓✓	✓✓	The site will be accessible for all
Recommendation: Overall positive impact on SA objectives.					

Appendix G: Assessment of Gypsy and Traveller sites (Overall banding)

Site	Settlement	IA Band	Recommendation
Alexandra Colliery	Wigan	B	Do not allocate
Belle Green Lane	Wigan	B	Do not allocate
Howe Bridge	Atherton	B	Do not allocate
Cemetery Road	Wigan	B	Do not allocate
Extension at Little Lane	Wigan	B	Allocate as G&T site
Bickershaw	Abram and Platt Bridge	C	Do not allocate
Makerfield Way	Ashton	C	Do not allocate

Appendix H: Integrated Assessment of preferred policy options

Policy: SR1

Title: Provision and protection of open space, sport and recreation

IA Obj.	Nature of impacts	Impacts over time		
		Short	Med	Long
1	This policy protects existing open space and sport and recreation facilities from development. It allows ancillary development in connection with these uses which will reduce the need to travel to larger facilities in the future.	■	■	■
		Impact Identified		
2	No link			
		x	x	x
		N/A		
3	This policy protects open space and areas of sports and recreation throughout the Borough. This has a major positive effect on health and wellbeing as it provides access to sport and recreation facilities which promotes healthier lifestyles leading to a better quality of life.	■	■	■
		Impact Identified		
4	This policy provides and protects open space and areas of sports and recreation throughout the Borough. As such it will ensure that high quality and valuable open spaces are not lost to other development uses, and that opportunities for people to participate in active recreation is retained and increased.	■	■	■
		Impact Identified		
5	The protection of existing open space, allotments and sport and recreation facilities will contribute to the conservation and enhancement of natural/semi-natural habitats and woodland. Wildlife and habitat protection as part of protection and provision of active open space, sport and recreation.	■	■	■
		Impact Identified		
6	This policy protects open space and sport and recreational facilities, including some of the best and most versatile agricultural land and mineral resources, from development	■	■	■
		Impact Identified		
7	Open green spaces can soak up water and help to prevent flooding. Sports pitches also utilise drainage methods which helps to reduce surface water.	■	■	■
		Impact Identified		
8	This policy protects areas of open space and sport and recreation facilities which are greenfield sites. This will preserve and enable the enhancement of local landscape character.	■	■	■
		Impact Identified		
9	No link			
		x	x	x
		N/A		
10	This policy protects open space, sports and recreation sites throughout the Borough making these sites accessible and also allows ancillary development. This reduces the need to travel by car to larger areas of play space which will help to tackle climate change and reduce air pollution.	■	■	■
		Impact Identified		
11	No link			
		x	x	x
		N/A		
12	No link			
		x	x	x
		N/A		
13	To allow all residents to access open space and sport and recreation facilities within a reasonable and practical distance.	■	■	■
		Impact Identified		

Policy: SR2
Title: Open space requirements for new housing developments

IA Obj.	Nature of impacts	Impacts over time		
		Short	Med	Long
1	Providing open space within new housing developments may prevent people from travelling to open spaces further away. If commuted sums are paid rather than providing on-site open space then improvements can be made to nearby facilities encouraging more people to use these.	■	■	■
		Impact Identified		
2	The policy requires open space to be made available or made accessible in all housing developments, this ensures that everybody has access to open space and will improve the quality of the development and quality of life for residents.	■	■	■
		Impact Identified		
3	Providing open space within new housing developments or improving existing facilities will ensure that residents have good access to recreation facilities.	■	■	■
		Impact Identified		
4	Providing open space within new housing developments will increase opportunities for residents to participate in active recreation.	■	■	■
		Impact Identified		
5	Including open space in new housing developments encourages biodiversity amongst the urban areas and can mitigate habitat displacement	■	■	■
		Impact Identified		
6	<i>No link</i>	x	x	x
		N/A		
7	Open space in housing developments will soak up rain water and mitigate flooding.	■	■	■
		Impact Identified		
8	High quality, maintained open space in urban developments may reduce the demand to build in the countryside as open space is accessible and can add distinctive landscaping to the development.	■	■	■
		Impact Identified		
9	<i>No link</i>	x	x	x
		N/A		
10	Providing open space within new housing developments or improving existing facilities may prevent people from travelling to open spaces further away. This will help tackle climate change and minimise air pollution.	■	■	■
		Impact Identified		
11	<i>No link</i>	x	x	x
		N/A		
12	<i>No link</i>	x	x	x
		N/A		
13	To allow all residents to access open space and play facilities within a reasonable and practical distance.	■	■	■
		Impact Identified		

Policy: SR3
Title: Greenway Network

IA Obj.	Nature of impacts	Impacts over time		
		Short	Med	Long
1	The policy protects the greenway network from development, encourages sustainable travel, and links the countryside and recreational facilities with urban areas.	■	■	■
		Impact Identified		
2	No link			
		x	x	x
		N/A		
3	The protection and development of the greenway network promotes healthier lifestyles and wellbeing by maintaining and enhancing accessibility into the countryside and to recreational facilities, and providing people with viable travel options other than the car.	■	■	■
		Impact Identified		
4	The policy supports the further development of the greenway network and therefore can increase opportunities for active recreation.	■	■	■
		Impact Identified		
5	The greenway network passes through areas of SBI and SSSI which has the potential to act as a wildlife corridor or a maintained walk/cycle/bridleway	■	■	■
		Impact Identified		
6	The greenway network passes by / through agricultural land in the east of the borough, however users of the network are unlikely to stray from the path through the farmland.			
		Impact Identified		
7	The Greenway Network will be protected from development and will be maintained for walkers, cyclists and horse riders. This includes canal towpaths and wetland areas such as the flashes.	■	■	■
		Impact Identified		
8	The protection and development of the greenway network encourages increased use of the routes which may enhance local distinctiveness. The protected routes will also have an impact on the location of new development.	■	■	■
		Impact Identified		
9	No link			
		x	x	x
		N/A		
10	No link			
		x	x	x
		N/A		
11	No link			
		x	x	x
		N/A		
12	No link			
		x	x	x
		N/A		
13	Not all areas of the greenway network are accessible to all due to the nature of the landscape however the policy states that wherever practical the network will be made accessible for disabled people. Better connectivity through the countryside allows more people to travel via more active routes.	■	■	■
		Impact Identified		

Policy: ED1
Title: Primary school provision

IA Obj.	Nature of impacts	Impacts over time		
		Short	Med	Long
1	New schools have the ability to reduce the distance that local people travel to school which can in turn increase the amount of journeys taken by sustainable modes of transport and reduce car dependency.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		Impact Identified		
2	No link	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		N/A		
3	No link	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		N/A		
4	The primary school in Leigh would have a playing field unlike the current school which this allocation replaces; this would increase opportunities for active recreation.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		Impact Identified		
5	No link	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		N/A		
6	No link	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		N/A		
7	No link	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		N/A		
8	School playing fields preserve and maintain the open space surrounding the school site from loss to development for other uses.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		Impact Identified		
9	No link	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		N/A		
10	No link	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		N/A		
11	New school provision will make education more accessible to local people and reduce the distance travelled to get to school, this may encourage people to attend more frequently and fulfil their potential.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		Impact Identified		
12	Availability and accessibility of local schools is attractive to commuters and business people looking to relocate closer to employment. It will attract businesses related to education and will be designed in an inspiring way which is visually appealing for the local area and attractive for business investment. New school provision can also contribute to improving skills levels within the area.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		Impact Identified		
13	The primary school will be open to all residents and not discriminate against any of the protected characteristics.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		Impact Identified		

Policy: EM2
Title: Employment areas

IA Obj.	Nature of impacts	Impacts over time																																																																																																																																																																																																																																													
		Short	Med	Long																																																																																																																																																																																																																																											
1	This policy allows new employment development within existing employment areas provided there is no unacceptable impact, including on the highway and road safety. Our existing employment areas are located in accessible locations in proximity to residential areas. A slight increase in traffic at peak times is anticipated with new development due to the nature of the site, however there is sufficient public transport in the area to supply the increased demand.									Impact Identified						2	<i>No link</i>									x	x	x	x	x	x			N/A						3	<i>No link</i>									x	x	x	x	x	x			N/A						4	Existing employment areas do not contain areas of valuable open space.									Impact Identified						5	Two existing employment areas are covered partly by SBIs. However Policy EM2 only allows employment development in employment as long as there are no unacceptable environmental impact, which would cover the SBIs. Local Plan Core Strategy Policy CP12 also safeguards SBI's from development that would adversely affect the SBIs.									Impact Identified						6	Neutral. Our existing employment areas are not located on the borough's best and most versatile agricultural land or within areas of search for our mineral resources (coal, sand, gravel). Future development in these areas will therefore have no impact on the borough's soil and mineral resources.									Impact Identified						7	Some of the borough's existing employment areas are partly located with the high and medium flood risk zones. However Policy EM2 will only allow employment development where there are no adverse environmental impacts which would include flood risk. Therefore any proposed employment development would need to ensure that flood risk managed satisfactorily where it is an issue. There would be no impact. The use of Sustainable Drainage Systems on new development in employment areas will protect the borough's water resources from pollution.									Impact Identified						8	Within employment areas there are plots that are available for new employment development that contribute towards the supply of employment land within the borough. This reduces pressure to build in the countryside and on green belt. In older employment areas where the accommodation has become obsolete, the redevelopment of the buildings for other uses, where justified against the policy, would make a positive contribution towards the visual amenity of an area.									Impact Identified						9	Clause (d) of the policy allows non-employment uses within existing employment areas where it is the only viable means of retaining a listed building. This will help to protect historic buildings within existing employment areas from decline.									Impact Identified						10	<i>No link</i>									x	x	x	x	x	x			N/A						11	The policy supports new employment development within existing employment areas. This encourages economic growth and employment and therefore the creation of new job, training and education opportunities.									Impact Identified						12	The policy supports new employment development in established employment areas, and only permits non-employment uses where applicants can demonstrate suitability against a series of exceptional circumstances. This encourages economic growth and employment as it allows new premises and the extension of current businesses.									Impact Identified						13	<i>No link</i>									x	x	x	x	x	x			N/A					
		Impact Identified																																																																																																																																																																																																																																													
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		x	x	x	x	x	x			N/A						3	<i>No link</i>									x	x	x	x	x	x			N/A						4	Existing employment areas do not contain areas of valuable open space.									Impact Identified						5	Two existing employment areas are covered partly by SBIs. However Policy EM2 only allows employment development in employment as long as there are no unacceptable environmental impact, which would cover the SBIs. Local Plan Core Strategy Policy CP12 also safeguards SBI's from development that would adversely affect the SBIs.									Impact Identified						6	Neutral. Our existing employment areas are not located on the borough's best and most versatile agricultural land or within areas of search for our mineral resources (coal, sand, gravel). Future development in these areas will therefore have no impact on the borough's soil and mineral resources.									Impact Identified						7	Some of the borough's existing employment areas are partly located with the high and medium flood risk zones. However Policy EM2 will only allow employment development where there are no adverse environmental impacts which would include flood risk. Therefore any proposed employment development would need to ensure that flood risk managed satisfactorily where it is an issue. There would be no impact. The use of Sustainable Drainage Systems on new development in employment areas will protect the borough's water resources from pollution.									Impact Identified						8	Within employment areas there are plots that are available for new employment development that contribute towards the supply of employment land within the borough. This reduces pressure to build in the countryside and on green belt. In older employment areas where the accommodation has become obsolete, the redevelopment of the buildings for other uses, where justified against the policy, would make a positive contribution towards the visual amenity of an area.									Impact Identified						9	Clause (d) of the policy allows non-employment uses within existing employment areas where it is the only viable means of retaining a listed building. This will help to protect historic buildings within existing employment areas from decline.									Impact Identified						10	<i>No link</i>									x	x	x	x	x	x			N/A						11	The policy supports new employment development within existing employment areas. This encourages economic growth and employment and therefore the creation of new job, training and education opportunities.									Impact Identified						12	The policy supports new employment development in established employment areas, and only permits non-employment uses where applicants can demonstrate suitability against a series of exceptional circumstances. This encourages economic growth and employment as it allows new premises and the extension of current businesses.									Impact Identified						13	<i>No link</i>									x	x	x	x	x	x			N/A																													
		N/A																																																																																																																																																																																																																																													
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4	Existing employment areas do not contain areas of valuable open space.									Impact Identified						5	Two existing employment areas are covered partly by SBIs. However Policy EM2 only allows employment development in employment as long as there are no unacceptable environmental impact, which would cover the SBIs. Local Plan Core Strategy Policy CP12 also safeguards SBI's from development that would adversely affect the SBIs.									Impact Identified						6	Neutral. Our existing employment areas are not located on the borough's best and most versatile agricultural land or within areas of search for our mineral resources (coal, sand, gravel). Future development in these areas will therefore have no impact on the borough's soil and mineral resources.									Impact Identified						7	Some of the borough's existing employment areas are partly located with the high and medium flood risk zones. However Policy EM2 will only allow employment development where there are no adverse environmental impacts which would include flood risk. Therefore any proposed employment development would need to ensure that flood risk managed satisfactorily where it is an issue. There would be no impact. The use of Sustainable Drainage Systems on new development in employment areas will protect the borough's water resources from pollution.									Impact Identified						8	Within employment areas there are plots that are available for new employment development that contribute towards the supply of employment land within the borough. This reduces pressure to build in the countryside and on green belt. In older employment areas where the accommodation has become obsolete, the redevelopment of the buildings for other uses, where justified against the policy, would make a positive contribution towards the visual amenity of an area.									Impact Identified						9	Clause (d) of the policy allows non-employment uses within existing employment areas where it is the only viable means of retaining a listed building. This will help to protect historic buildings within existing employment areas from decline.									Impact Identified						10	<i>No link</i>									x	x	x	x	x	x			N/A						11	The policy supports new employment development within existing employment areas. This encourages economic growth and employment and therefore the creation of new job, training and education opportunities.									Impact Identified						12	The policy supports new employment development in established employment areas, and only permits non-employment uses where applicants can demonstrate suitability against a series of exceptional circumstances. This encourages economic growth and employment as it allows new premises and the extension of current businesses.									Impact Identified						13	<i>No link</i>									x	x	x	x	x	x			N/A																																																																					
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Policy: EM4
Title: Motor vehicle servicing, repairs, hire and sales

IA Obj.	Nature of impacts	Impacts over time					
		Short	Med	Long			
1	No link						
		x	x	x	x	x	x
		N/A					
2	No link						
		x	x	x	x	x	x
		N/A					
3	No link						
		x	x	x	x	x	x
		N/A					
4	No link						
		x	x	x	x	x	x
		N/A					
5	No link						
		x	x	x	x	x	x
		N/A					
6	No link						
		x	x	x	x	x	x
		N/A					
7	No link						
		x	x	x	x	x	x
		N/A					
8	No link						
		x	x	x	x	x	x
		N/A					
9	No link						
		x	x	x	x	x	x
		N/A					
10	No link						
		x	x	x	x	x	x
		N/A					
11	The policy supports the motor industry and encourages additional employment in the sector which can reduce unemployment in areas where performance is low.						
		Impact Identified					
12	Motor vehicle servicing, repairs, hire and sales employ significant numbers of people in the borough and can raise the profile of existing employment areas if designed and located appropriately. The policy supports further motor related businesses in employment areas which has the opportunity to create a significant level of new jobs and attract business investment. As the policy only allows such uses where they will not unduly dominate an area or have adverse impacts on the amenity or viability of nearby employment uses, this will reduce the risk of inappropriate developments which could affect the attractiveness of nearby employment sites and plots.						
		Impact Identified					
13	No link						
		x	x	x	x	x	x
		N/A					

Policy: RC2

Title: Key projects in and around Wigan town centre

IA Obj.	Nature of impacts	Impacts over time		
		Short	Med	Long
1	The development of a new bus station and the integration of the rail stations in Wigan town centre will increase the accessibility of the area and encourage the use of public transport. This has a key role in enhancing the sub-regional role of Wigan town centre and the accessibility of the town centre across the Borough.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		Impact Identified		
2	The Eastern Gateway project includes residential development. This project alongside those that improve the public realm, infrastructure and facilities of Wigan town centre support the future housing demand and associated features.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		Impact Identified		
3	The policy encourages healthcare facilities and health and fitness centres in the principal town centres as they are main town centre uses.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		Impact Identified		
4	<i>No link</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		N/A		
5	<i>No link</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		N/A		
6	<i>No link</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		N/A		
7	<i>No link</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		N/A		
8	Enhancing town centres and increasing the range of facilities and means of access reduces the need for out of town developments. The projects include improvements to landscaping and streetscaping which can further enhance local distinctiveness.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		Impact Identified		
9	This policy seeks to provide high quality public amenity and civic spaces as well as prominent business and leisure spaces at key sites around the Wigan town centre area.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		Impact Identified		
10	<i>No link</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		N/A		
11	This policy promotes investment into The Learning Zone and the improvement of provision of educational facilities in the areas surrounding Wigan town centre. Improving the educational facilities available in the local area will seek to bring more people into the area for educational leisure activities.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		Impact Identified		
12	The development of a series of new sites and remodelled areas within the town centre and the adjacent areas will invite new business to the area and promote the sub-regional role of Wigan town centre. Employment opportunities will be created in the construction and related sectors	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		Impact Identified		
13	The projects will be available and accessible for all to visit and use	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		Impact Identified		

Policy: RC3
Title: Key projects in and around Leigh town centre

IA Obj.	Nature of impacts	Impacts over time		
		Short	Med	Long
1	The policy encourages new retail, commercial and leisure developments in and around Leigh town centre, reducing the need for people to travel by unsustainable modes to access key services.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		Impact Identified		
2	The East Bond St / Platt Fold St project includes residential development. This project alongside those that improve the public realm, infrastructure and facilities of Wigan town centre support the future housing demand and associated features.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		Impact Identified		
3	The policy encourages healthcare facilities and health and fitness centres in the principal town centres as they are defined as main town centre uses within the National Planning Policy Framework.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		Impact Identified		
4	Construction of the busway and associated park and ride facilities will improve accessibility to nearby facilities like Pennington Flash and Leigh Sports Village.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		Impact Identified		
5	Improvements to the canal towpath and the surrounding area will enhance the natural and semi-natural habitats	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		Impact Identified		
6	<i>No link</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		N/A		
7	<i>No link</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		N/A		
8	Improvements to the canal towpath and the introduction of a bridge over the canal will provide an attractive green space within the area.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		Impact Identified		
9	This policy seeks to provide high quality public amenity and civic spaces as well as prominent business and leisure spaces at key sites around the Leigh area.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		Impact Identified		
10	<i>No link</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		N/A		
11	Introducing new business to the town centre and promoting the use of town centres as an employment opportunity will seek to reduce unemployment in the local area.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		Impact Identified		
12	This policy seeks to retain a strong retail core in all town centres with other town centre uses as close as possible to that core. The policy allows Use Class A1 to occupy both ground and first floor levels within the primary shopping area. It also allows Use Classes A2, A3, A4 and A5 within this area if they do not adversely impact on the A1 uses. In allowing all these uses within the same area it makes the town centre more viable and attractive to new business investment.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		Impact Identified		
13	The site will be available and accessible for all to visit and use	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		Impact Identified		

Policy: RC6
Title: Local and neighbourhood centres

IA Obj.	Nature of impacts	Impacts over time		
		Short	Med	Long
1	Improving the provision of amenities in local and neighbourhood centres promotes a more sustainable living area as the need to travel for local level services is reduced e.g. through provision of a convenience store.			
		Impact Identified		
2	No link			
		x	x	x
		N/A		
3	Access to healthcare such as pharmacies may be enhanced as the policy permits development of such uses. The ability to walk to local facilities will also improve health and wellbeing.			
		Impact Identified		
4	No link			
		x	x	x
		N/A		
5	No link			
		x	x	x
		N/A		
6	No link			
		x	x	x
		N/A		
7	No link			
		x	x	x
		N/A		
8	No link			
		x	x	x
		N/A		
9	The policy seeks to benefit the viability and prosperity of the town centre whilst retaining the character and setting of the centre including the retention of shop fronts where possible. The policy permits development of, or change of use to shops, financial and professional services, among other public serving town centre uses, only where the development is of a scale and character appropriate to the function, character, and size of the centre.			
		Impact Identified		
10	No link			
		x	x	x
		N/A		
11	No link			
		x	x	x
		N/A		
12	This policy seeks to enhance the retail offering in local and neighbourhood centres. While it may attract smaller retail chains and local independent businesses it is not likely to attract new major business investment			
		Impact Identified		
13	The sites will be available and accessible for all to visit and use			
		Impact Identified		

Policy: RC7
Title: Small shops and services

IA Obj.	Nature of impacts	Impacts over time		
		Short	Med	Long
1	This policy allows small shops and services to be located outside of town, local and neighbourhood centres only if it will accessible by foot and by cycle, amongst the other criteria of the policy.			
		Impact Identified		
2	No link			
		x	x	x
		N/A		
3	Access to healthcare such as pharmacies may be enhanced as the policy permits development of such uses up to 150 square metres gross floor space.			
		Impact Identified		
4	No link			
		x	x	x
		N/A		
5	No link			
		x	x	x
		N/A		
6	No link			
		x	x	x
		N/A		
7	No link			
		x	x	x
		N/A		
8	No link			
		x	x	x
		N/A		
9	No link			
		x	x	x
		N/A		
10	No link			
		x	x	x
		N/A		
11	No link			
		x	x	x
		N/A		
12	This policy allows small shops and services to be located outside of town, local and neighbourhood centres only if it will not have a significant adverse impact on investment in a designated centre or the vitality and viability of any existing centre, amongst the other criteria of the policy.			
		Impact Identified		
13	The sites will be available and accessible for all to visit and use			
		Impact Identified		

Policy: RC8
Title: Safeguarding public houses

IA Obj.	Nature of impacts	Impacts over time		
		Short	Med	Long
1	Safeguarding public houses reduces the need to travel to distant establishments as pubs are commonly located within walking distance of residential areas.			
		Impact Identified		
2	No link	x	x	x
		N/A		
3	This policy protects public houses from redevelopment or changes of use because of the important role these buildings can play in the community by providing space for groups of people to assemble and socialise.			
		Impact Identified		
4	No link	x	x	x
		N/A		
5	No link	x	x	x
		N/A		
6	No link	x	x	x
		N/A		
7	No link	x	x	x
		N/A		
8	No link	x	x	x
		N/A		
9	This policy seeks to safeguard public houses from change of use unless definitive need, loss of economic viability, and alternative provision can be proven, to preserve the culture and character of local and neighbourhood areas.			
		Impact Identified		
10	No link	x	x	x
		N/A		
11	No link	x	x	x
		N/A		
12	Protecting and safeguarding public houses also protects the employment within the sector and the local economy.			
		Impact Identified		
13	The facilities will be available and accessible for all to visit.			
		Impact Identified		

Policy: MS4
Title: Pocket Nook

IA Obj.	Nature of impacts	Impacts over time		
		Short	Med	Long
1	This policy allocates a site for the development of 350 houses and 29 acres of employment land, including provision for the HS2 rail line and a new through-road. The development will increase the number of people resident in, and travelling for work in the area, however the new road infrastructure will seek to accommodate this increase.	■	■	■
		Impact Identified		
2	The policy allocates a site for approximately 350 homes to the north of Carr Brook, this works toward meeting future housing demand.		■	■
		Impact Identified		
3	The development of more housing will lead to an increase in population and put more pressure on health care facilities. However, these facilities should respond to increased demand and new provision will be supported where need can be demonstrated. Improving access to good quality affordable housing and improvements to open space and the provision of new or improved infrastructure delivered through CIL or associated S106 obligations will work toward promoting wellbeing and a healthier lifestyle.		■	■
		Impact Identified		
4	Clauses b. and c. of the policy will ensure that opportunities for active recreation will be retained and improved. Clause b. requires good landscape design which will in turn encourage people to use outdoor spaces, and clause c. requires the development to be well connected with adjacent areas for walking and cycling.	■	■	■
		Impact Identified		
5	<i>No link</i>	x	x	x
		N/A		
6	Neutral. The site does not contain any of the borough's best and most versatile agricultural land or any mineral resources. As such, the development will not impact on the ability to maintain and enhance the borough's soils and mineral resources.			
		Impact Identified		
7	The development is required under clause e. to provide surface water drainage through soft SuDS methods.			
		Impact Identified		
8	The development is required to provide substantial landscaped buffers between housing and employment uses and high quality landscaping along the boundary with the East Lancashire Road.	■	■	■
		Impact Identified		
9	Under clause b of the policy, development must integrate well with the surroundings including design and landscaping. This seeks to preserve the character and appearance of the local area though sensitive building design and the restoration and enhancement of local parks and open space.	■	■	■
		Impact Identified		
10	The development of more housing in the Borough will lead to an increase in population and an increase in travel. This will have a negative impact on climate change. When selecting sites to allocate preference has been given to the most sustainable sites which have good access to services and public transport to try and minimise the impact of the new developments. In accordance with Policy CP13 developments of 10 or more dwellings or more than 700 square feet of employment land are required to produce a carbon reduction strategy to reduce carbon dioxide emissions of energy use by at least 15%, this will reduce the impact of an increased population on climate change.	■	■	■
		Impact Identified		
11	Introducing 29 acres of employment land will create a large amount of jobs and training opportunities and will help to reduce unemployment in the area.	■	■	■
		Impact Identified		
12	The development of key link roads across the Borough increase the attractiveness of this site to new business investment. Increased accessibility and 29ha of employment land could increase the prosperity of the area in the long term.	■	■	■
		Impact Identified		
13	The policy will include new road schemes with access to public transport and to facilities, the development will seek to be accessible for all who live, work or travel through the area.	■	■	■
		Impact Identified		

Policy: MS5
Title: Mixed use developments

IA Obj.	Nature of impacts	Impacts over time		
		Short	Med	Long
1	On both sites the ability to walk to bus stops easily and walk and cycle to surrounding neighbourhoods, schools and employment locations will be important to the overall sustainability and sense of place. At Landgate, the policy requires the provision of a new road through the site to bypass the junction at Bryn Cross. This will help to alleviate road congestion in the area.	■	■	■
		Impact Identified		
2	Both sites include housing development which helps to meet future housing demand.	■	■	■
		Impact Identified		
3	The development of more housing will lead to an increase in population and put more pressure on health care facilities. However, these facilities should respond to increased demand and new provision will be supported where needs can be demonstrated. Improving access to good quality affordable housing and improvements to open space and the provision of new or improved infrastructure delivered through CIL or associated S106 obligations will work toward promoting wellbeing and a healthier lifestyle.		■	■
		Impact Identified		
4	On both sites equipped play space will be required on-site or immediately adjacent to the site to meet the demand of the increased population. Development at Westwood should provide opportunities for cyclists and pedestrians to access the Leeds Liverpool Canal Leigh Branch, Westwood Flash SBI and Wigan Flashes Local Nature Reserve. Development at Landgate involves the relocation of existing football pitches within the site.	■	■	■
		Impact Identified		
5	The Westwood development site covers an area of SBI at Wigan Flashes; the policy requires contributions toward a new visitor centre at the site. Development work will have an impact in the short and medium term but the long term impact of the visitor centre will be positive.	■	■	■
		Impact Identified		
6	The sites do not contain any of the borough's best and most versatile agricultural land or any mineral resources. As such, the development will not impact on the ability to maintain and enhance the borough's soils and mineral resources.			
		Impact Identified		
7	Landgate is in a no risk flood zone. A small part of Westwood is in flood risk zone 3a. This small section will not be developed and will be maintained appropriately			
		Impact Identified		
8	Development on the sites will need to integrate well with their surroundings on a number of levels including careful siting, design and the provision of green infrastructure.	■	■	■
		Impact Identified		
9	Under clause b of the policy, development must integrate well with the surroundings including design and landscaping. This seeks to preserve the character and appearance of the local area through sensitive building design and the restoration and enhancement of local parks and open space.	■	■	■
		Impact Identified		
10	The development of more housing in the Borough will lead to an increase in population and an increase in travel. This will have a negative impact on climate change. When selecting sites to allocate preference has been given to the most sustainable sites which have good access to services and public transport to try and minimise the impact of the new developments. In accordance with Policy CP13 developments of 10 or more dwellings or more than 700 square feet of employment land are required to produce a carbon reduction strategy to reduce carbon dioxide emissions of energy use by at least 15%, this will reduce the impact of an increased population on climate change.	■	■	■
		Impact Identified		
11	Introducing 7 acres of employment land will create a large amount of jobs and will help to reduce unemployment in the two areas and provide opportunities for vocational training.	■	■	■
		Impact Identified		
12	Westwood and Landgate will be developed as a major mixed used development sites and will make significant contributions to the supply of housing in the borough. The sites will also be attractive to new employment development.	■	■	■
		Impact Identified		
13	The policy designates areas of land for housing and employment with development contributions toward other fundamental infrastructure, this encourages opportunities for homes and jobs in the area which will be available a large number of people.	■	■	■
		Impact Identified		

Policy: A3
Title: Rail infrastructure

IA Obj.	Nature of impacts	Impacts over time					
		Short		Med		Long	
1	The policy supports the development of new and improved services and facilities at existing rail stations. Such improvements would incentivise rail use and therefore help to reduce private motor vehicle traffic. A new rail station at Golborne is likely to encourage more residents in the Golborne and Lowton areas to travel by train, sustainable travel in an area where around 1,000 new homes are proposed in the plan period.						
		Impact Identified					
2	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
3	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
4	Improved access through the development of a new railway station at Golborne will encourage people to use sustainable modes of transport to visit recreational facilities in other areas.						
		Impact Identified					
5	Neutral. The land protected for a future Golborne station is an existing tarmacked car park with no conservation or biodiversity merit.						
		Impact Identified					
6	Neutral. The land protected for a future Golborne station is not within the borough's best and most versatile agricultural land.						
		Impact Identified					
7	Neutral. The land protected for a future Golborne station is not within an area at risk of flooding or a groundwater source protection zone. Its development will not impact on the water quality of inland resources.						
		Impact Identified					
8	Neutral. The land protected for a future Golborne station is built on an urban site with no landscape quality.						
		Impact Identified					
9	Neutral. The land protected for a future Golborne Station is partly within the Golborne Town Centre Conservation Area. Its development will therefore need to be designed sensitively so as to preserve and enhance the character of the area, in accordance with Policy CP11 of the Core Strategy and the NPPF.						
		Impact Identified					
10	The policy supports the development of new and improved services and facilities at existing rail stations. Such improvements would incentivise rail use and therefore help to reduce private motor vehicle traffic in turn reducing the impact on climate change.						
		Impact Identified					
11	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
12	Better access throughout the Borough, including near to strategic employment sites, will attract new business to invest in the area and increase economic activity.						
		Impact Identified					
13	Improvements to the rail infrastructure will encourage accessible transport for all around the borough, especially for those who do not own private transport.						
		Impact Identified					

Policy: GB1
Title: Design in the Green Belt

IA Obj.	Nature of impacts	Impacts over time					
		Short	Med	Long			
1	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
2	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
3	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
4	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
5	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
6	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
7	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
8	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
9	The policy protects the character and appearance of townscape and landscape of the Green Belt settlements by requiring good design with appropriate landscaping.						
		Impact Identified					
10	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
11	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
12	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
13	<i>No link</i>						
		x	x	x	x	x	x
		N/A					

Policy: GB2
Title: Extensions to existing buildings in the Green Belt

IA Obj.	Nature of impacts	Impacts over time					
		Short	Med	Long			
1	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
2	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
3	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
4	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
5	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
6	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
7	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
8	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
9	The policy only permits extensions to existing buildings in the Green Belt where they are proportionate to the original building. This will assist in protecting the character of the built environment within the Green Belt.						
		Impact Identified					
10	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
11	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
12	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
13	<i>No link</i>						
		x	x	x	x	x	x
		N/A					

Policy: GB3
Title: Limited infilling within Green Belt settlements

IA Obj.	Nature of impacts	Impacts over time					
		Short	Med	Long			
1	Neutral. Allowing infilling within the Green Belt settlements will lead to an increase in housing which may encourage associated additional traffic however this will be minimal.						
		Impact Identified					
2	Allowing limited infilling in existing and established Green Belt settlements will work toward meeting future housing demand.						
		Impact Identified					
3	No link						
		x	x	x	x	x	x
		N/A					
4	No link						
		x	x	x	x	x	x
		N/A					
5	No link						
		x	x	x	x	x	x
		N/A					
6	No link						
		x	x	x	x	x	x
		N/A					
7	No link						
		x	x	x	x	x	x
		N/A					
8	No link						
		x	x	x	x	x	x
		N/A					
9	The policy permits limited infilling in Green Belt settlements in accordance with national planning policy, this ensures that any development protects and enhances the character and appearance of the area.						
		Impact Identified					
10	No link						
		x	x	x	x	x	x
		N/A					
11	No link						
		x	x	x	x	x	x
		N/A					
12	No link						
		x	x	x	x	x	x
		N/A					
13	No link						
		x	x	x	x	x	x
		N/A					

Policy: EN1
Title: Wildlife Corridors

IA Obj.	Nature of impacts	Impacts over time					
		Short	Med	Long			
1	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
2	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
3	Wildlife Corridors have an impact on health and wellbeing as they provide and protect valuable open space for wildlife and biodiversity, which are accessible for people to enjoy.						
		Impact Identified					
4	Wildlife Corridors provide and protect valuable open space for wildlife and biodiversity, which are accessible for people to enjoy.						
		Impact Identified					
5	The policy protects our wildlife corridors and only allows development proposals within or adversely affecting them where the loss in their connectivity or function can be effectively mitigated. The policy will therefore enable the conservation and enhancement of wildlife corridors in the borough.						
		Impact Identified					
6	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
7	Neutral. Our wildlife corridor network includes many of the borough's water resources including rivers, canals, ponds and wetlands. The protection of our wildlife corridors from adverse development will therefore contribute to preserving the water quality in these resources.						
		Impact Identified					
8	Wildlife Corridors will protect and enhance landscape quality and distinctiveness. Corridors will be protected from development unless there is no alternative option for the development, in which case the policy requires alternative provision to be provided.						
		Impact Identified					
9	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
10	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
11	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
12	No link						
		x	x	x	x	x	x
		N/A					
13	Wildlife Corridors are open for all to access however the nature of the corridors means that disabled access is not always possible.						
		Impact Identified					

Policy: EN2
Title: Sustainable drainage systems (SuDS)

IA Obj.	Nature of impacts	Impacts over time					
		Short	Med	Long			
1	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
2	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
3	The policy requires SuDS in residential developments reducing the risk of flooding; as such the policy seeks to protect residents' health and wellbeing.						
		Impact Identified					
4	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
5	The policy requires 'soft' SuDS in all residential development of 10 dwellings or more, this will create and enhance wetland habitats within new development creating opportunities for biodiversity.						
		Impact Identified					
6	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
7	The policy will help to manage flooding and the borough's resources as developers will be required to demonstrate that SUDS have been fully explored, as part of new developments, alongside opportunities to remove surface water from existing sewers.						
		Impact Identified					
8	The policy encourages 'soft' SuDS as a preferred method which can be incorporated in the landscape design rather than underground SuDS.						
		Impact Identified					
9	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
10	The policy will help to meet environmental challenges such as climate change through the inclusion of SuDS in development, however it will not minimise the impact on climate change.						
		Impact Identified					
11	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
12	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
13	<i>No link</i>						
		x	x	x	x	x	x
		N/A					

Policy: EN3
Title: Flood water storage areas

IA Obj.	Nature of impacts	Impacts over time					
		Short	Med	Long			
1	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
2	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
3	The policy safeguards the Lilford Basin which prevents flooding of the surrounding areas; as such the policy seeks to protect residents' health and wellbeing.						
		Impact Identified					
4	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
5	The Lilford Park Basin is located near to SBI Lilford Park; the flood alleviation use of the site will mitigate flooding of the park and associated wildlife habitats.						
		Impact Identified					
6	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
7	The Lilford Park Basin will act as a flood alleviation site to prevent downstream flooding in Leigh.						
		Impact Identified					
8	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
9	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
10	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
11	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
12	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
13	<i>No link</i>						
		x	x	x	x	x	x
		N/A					

Policy: EN4
Title: Land reclamation and renewal

IA Obj.	Nature of impacts	Impacts over time					
		Short	Med	Long			
1	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
2	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
3	The reclamation and renewal of derelict sites will contribute significantly to the improvement of the borough's environment, particularly in the more deprived inner areas where a number of the sites are located. This should increase pride and wellbeing of residents in these areas.						
		Impact Identified					
4	The reclamation and renewal of the 14 identified derelict sites will improve the environment and provide new opportunities for people to participate in active recreation.						
		Impact Identified					
5	Reclamation and renewal will improve the environment, renew the landscape and protect and enhance existing and potential biodiversity on the fourteen identified sites.						
		Impact Identified					
6	Reclamation and renewal projects include measures to improve soil quality in the areas subject to reclamation.						
		Impact Identified					
7	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
8	Reclamation and renewal will improve the environment, renew the landscape and protect and enhance existing and potential biodiversity on the fourteen identified sites.						
		Impact Identified					
9	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
10	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
11	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
12	Reclamation and renewal of derelict land will improve the value and pride of the Borough in the areas surrounding the 14 sites. The overall improvement of the area will be attractive for new business investment. Reclaimed areas of industrial standard land may provide further sites for employment in the longer term.						
		Impact Identified					
13	<i>No link</i>						
		x	x	x	x	x	x
		N/A					

Policy: EN5
Title: Air quality

IA Obj.	Nature of impacts	Impacts over time					
		Short	Med	Long			
1	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
2	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
3	Air quality has a direct link with health and wellbeing. This policy seeks to improve air quality which will in turn have a positive impact on the general health and wellbeing of residents.						
		Impact Identified					
4	Improved air quality may encourage people to take part in active recreation.						
		Impact Identified					
5	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
6	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
7	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
8	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
9	This policy ensures that development that would lead to unacceptable levels of exposure to air pollution would not be permitted unless adequate mitigation measures were in place.						
		Impact Identified					
10	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
11	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
12	<i>No link</i>						
		x	x	x	x	x	x
		N/A					
13	<i>No link</i>						
		x	x	x	x	x	x
		N/A					

Appendix I: Equality Impact Assessment screening of preferred policies

	Age	Disability	Gender Reassignment	Marriage and Civil Partnership	Pregnancy and Maternity	Race	Religion or Belief	Sex	Sexual Orientation
SR1	Green								
SR2	Green								
SR3	Green	Green							
SR4	Green	Green							
ED1									
EM1									
EM2									
EM3									
EM4									
H1									
H2	Green	Green			Green				
H3									
GT1						Green			
GT2						Green			
GT3									
RC1									
RC2									
RC3									
RC4									
RC5									
RC6									
RC7									
RC8									
RP1	Green	Green							
RP2	Green	Green							
MS1	Green	Green							
MS2	Green	Green							
MS3	Green	Green							
MS4	Green	Green							
MS5	Green	Green							
A1									
A2									
A3									
A4									
A5	Green	Green							
GB1									
GB2									
GB3									
GB4									
EN1									
EN2									
EN3									
EN4									
EN5									

- Potential positive impact
- No impact identified
- Potential negative impact