

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

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 resident's 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.	Will development help to increase the amount of journeys taken by sustainable modes and consequently reduce private motor vehicle traffic?	 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
			Accessibility to key destinations by safe cycling routesBroadband capacity
Housing	To improve access to good quality and resource efficient housing including affordable housing	 Will it provide an appropriate mix of housing to meet the needs of all? Will it support future housing demand? 	 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.	 Will it promote healthier lifestyles? Will it improve access to healthcare facilities? Will it promote wellbeing? 	 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.	 Will it increase opportunities for active recreation? Will it result in the loss of high quality and valuable open space? 	 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 object	ives
Biodiversity	To protect and enhance the borough's biodiversity and wildlife habitats.	 Will development impact on areas of conservation importance? Will development conserve and enhance natural/semi-natural habitats, woodland and wildlife corridors? 	 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.	 Will it impact on the borough's best and most versatile agricultural land? Will it ensure protection of mineral resources? 	 Agricultural classification Mineral Safeguarding Areas
Water	To ensure sustainable and integrated management of the borough's water resources.	 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? 	 Flood Zone area Surface water flooding Critical drainage area Groundwater source protection zone Impact on water quality of inland resources
Landscapes	To preserve and	Will it preserve and	Landscape quality and

Theme Objective		Sub-objective	Indicator	
Built environment	enhance the borough's green infrastructure: landscapes, countryside and green spaces. To ensure high quality,	enhance landscape quality and distinctiveness? Will it reduce pressure on building in the countryside? Will it protect and enhance the character	 distinctiveness Urban site Conservation Area Ancient Monument on site 	
and heritage	sustainable design in all developments while respecting, enhancing and capitalising on the borough's historic environment, heritage assets and their settings.	and appearance of archaeological sites, historic buildings, townscape, landscape, parks and gardens and their settings?	 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.	 Are there opportunities to generate energy from renewable sources, (including wind, solar, heat)? Will it reduce air pollution? 	Potential to generate renewable energy	
Education	T- :	Economic objective	1	
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.	 Will it increase the levels of participation and attainment in education? Will it reduce unemployment, especially in low performing areas? 	Distance to further/higher education	
Economy and employment	To ensure a thriving and prosperous borough of high employment and economic activity that benefits everyone.	Will the development be attractive to the market and attract new business investment?	Attractiveness of the site to the business market	
Equality and	To promote	Equality objective		
diversity	equality of opportunities and eliminate discrimination.	 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? 	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.	

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.

<u>Filtering exercise</u>

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	
		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 ma factors.	

SHLAA	Address	Settlement	Justification
Ref.	Address	Settlement	Justilication
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	AP (CP) Policy	Policy title	Preferred option		
No.	No.				
		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	B1C (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	А3	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
S1E	RC7	Small shops and services	amendments Carry forward with
S1H	RC3	Retail development – Leigh East ARLFC Site, Leigh	amendments Carry forward with amendments
_	(CP1) RC8	Safeguarding public houses	New policy
		Community Facilities, Sport and Recreation Polic	ies
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				
НЗ	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					
А3	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

								ctives					
Policy		Soci						nment			Econ		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			ı						+				
GB3	0	+							0				

	IA objectives												
Policy	olicy 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 affects 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	lu di actan	Site Performance and Band							
Obj	Indicator	Α	В	С	D	Е			
-	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			
Accessibility	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			
and transport	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	-			
	Distance to GP surgery	Up to 0.4km	0.4 to 0.8km	0.8 to 1.6km	1.6 to 3km	Over 3km			
Health and	Distance to NHS general hospital	Up to 2km	2 to 5km	5 to 10km	Over 10km	-			
wellbeing	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	Excelllent			
	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			
Recreation	Access to playing fields	Up to 0.8km	0.8 to 1.6km	1.6 to 2.4km	2.4 to 3km	Over 3km			
recication	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			
	Special Area of Conservation	Outside	-	Part outside part within	-	Within			
Biodiversity	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			

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	Brownfield or greenfield	100% brownfield site	Around 75% brownfield	Around 50% brownfield	Around 75% greenfield	100% greenfield
Soil and minerals	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
	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
Water	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
Lanuscapes	Development pressure on countryside	Urban site	-	Edge of urban	-	Open countryside site
	Conservation Area	Outside	Part outside part within	Within	-	-
Built	Scheduled Ancient Monument on site	No	-	No but one nearby	-	Yes
environment	Registered Park or Garden	Outside	-	Part outside part within	-	Within
and heritage	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
	Access to sewer system					
	Access to water					
Deliverability	Access to gas	All yes	-	-	-	Any No
Indicators	Access to electricity					
	Existing road access					
	At risk from hazardous installations	No	-	-	-	Yes

Table A2: Overall band determination

Band	Minimum performance to achieve band
А	 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.
В	 More than half of the indicators fall within Band B or above. No more than 5 indicators fall below Band C.
С	 More than half of the indicators fall within Band C or above. No more than 5 indicators fall within Band E.
D	More than half of the indicators fall within Band D or above.
Е	 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
•	Distance to railway station		Social:
	Rail service frequency		
	Distance to nearest bus stop		
	Bus service frequency		
	Distance to town, local or neighbourhood centre		7
Accessibility and	Distance to A Road junction		
transport	Distance to motorway junction		
	Distance to supermarket		7
	Distance to Primary School		7
	Distance to Secondary School		7
	Accessibility to key destinations by safe cycling routes		7
	Broadband capacity		7
	Distance to GP surgery		7
11 14 1 11 11	Distance to NHS general hospital		7
Health and wellbeing	Distance to public open space/park		7
	Quality of existing site		7
	Access to accessible countryside		
	Access to sports centre		7
	Access to township park		7
Recreation	Access to playing fields		7
110010011011	Access to allotments		7
	Access to equipped play space		7
	Impact on high quality and valuable open space		7
	Special Area of Conservation		Environmental:
	Site of Special Scientific Interest (SSSI)		-
Biodiversity	Site of Biological Importance		7
	Local Nature Reserve		7
	Brownfield or greenfield		7
Soil and minerals	Agricultural land classification		7
	Contamination from existing or previous uses		7
	Flood Zone area		7
	Surface water flooding		7
Water	Critical Drainage Areas		7
	Groundwater source protection zone		7
	Impact on water quality of inland resources		7
	Impact on landscape quality and distinctiveness		7
Landscapes	Development pressure on countryside		7
	Conservation Area		7
	Scheduled Ancient Monument on site		7
Built environment and	Registered Park or Garden		7
heritage	Impact on Listed Building or Structure		7
	Impact on Pisted Building of Structure		7
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:
=- 44	Access to sewer system		Deliverable /
	Access to sewer system Access to water		undeliverable
Deliverability	Access to water Access to gas		-
Indicators	Access to gas Access to electricity		
	Existing road access		
	At risk from hazardous installations		
<u> </u>	At tisk from flazaruous fristaliations		

Overall Site Performance

Band Spectrum:									
Overall Band:									

Appendix C: Other site assessment proforma

Site name:

	IA Objective		A Effect	ts	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				
Reco	mmendation:	1	ı	1	

Key:

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

			00	10061 2013
S0077	Land at Alma Street / Elliot Street	Tyldesley	В	Allocate for housing
S0078	Former Abraham Guest High School, Orrell Road	Wigan	В	Allocate for housing
S0079	Land off Ravenswood Drive	Hindley	В	Allocate for housing
S0082	Land at Norfolk Road and Tarleton Avenue	Atherton	В	Do not allocate
S0083	Land at Cherry Tree Grove	Leigh	В	Allocate for housing
S0084	Land rear of Eden Grove	Leigh	В	Allocate for housing
S0085	Land off Bracken Road	Leigh	В	Allocate for housing
S0087	Land at Woodcock Drive	Abram and Platt	В	Allocate for housing
S0088	Land at Lambarhand Bood and Compress Bood	Bridge	В	Do not allocate
	Land at Lamberhead Road and Somerset Road	Wigan		
S0089	Rear of Woodland Avenue / Athol Crescent	Hindley	В	Allocate for housing
S0091	Bambers Quay Industrial Estate, Anderton Street	Wigan	Α	Allocate for housing
S0101	Land at Calder Drive	Abram and Platt Bridge	В	Allocate for housing
S0103	Land at Rawthey Place / Mersey Road	Abram and Platt Bridge	В	Allocate for housing
S0104	Castle Hill	Hindley	В	Allocate for housing
S0105	Land at Lower Green Lane, Astley	Astley	С	Allocate for housing
S0107	Land off Whitworth Way	Wigan	В	Allocate for housing
S0108	Land to rear of Goose Green Labour Club	Wigan	В	Allocate for housing
S0110	Land at former Park Inn public house, Manchester Road	Wigan	В	Allocate for housing
S0111	Land at Farm Lane	Wigan	С	Allocate for housing
S0111	Land at Eliot Drive	Wigan	В	Allocate for housing
S0115			В	
	Former Victoria Labour Club, Mesnes Avenue	Wigan		Allocate for housing
S0116	Mayfield Road	Wigan	В	Allocate for housing
S0117	Hindley Learning Centre, Park Road	Hindley	В	Allocate for housing
S0119	Former Household Waste Recycling Centre, Frog Lane	Wigan	В	Allocate for housing
S0120	Land at former Community Centre, Anthorn Road	Wigan	В	Allocate for housing
S0126	Wigan and Leigh College, Pagefield Building, Bridgeman Terrace	Wigan	В	Allocate for housing
S0130	Walmsley Farm, Higher Folds	Leigh	С	Allocate for housing
S0171	Former Hilton Park site, Atherleigh Way	Leigh	В	Allocate for housing
S0173	Open Land East of 57 Lancaster Road	Hindley	В	Allocate for housing
S0192	Heatons Bakery, Boundary Street	Wigan	В	Allocate for housing
S0200	Bridgewater Business Park	Leigh	В	Allocate for housing
S0204	The Bungalow and Scrap Yard, Pocket Nook Lane	Golborne and	В	Allocate for housing
S0205	Parsonage	Leigh	В	Allocate for housing
		•	В	<u> </u>
S0210 S0211	Land at Poet's Corner, Spa Road Land at Windermere Grove	Atherton	В	Allocate for housing Allocate for housing
		Leigh	В	<u> </u>
S0212	Land at Holt Street, Poolstock (Phase 2)	Wigan		Allocate for housing
S0237	Land Corner of Whitworth Way	Wigan	В	Do not allocate
S0239	Land at Parsonage Farm and garage	Leigh	В	Allocate for housing
S0240	Land off Barn Lane	Golborne and Lowton	С	Allocate for housing
S0242	Land at Hooten Lane	Leigh	В	Allocate for housing
S0243	St Catherine of Siena RC Church, Newton Road	Golborne and Lowton	С	Allocate for housing
S0246	Site of 2-10 Smallbrook Lane	Atherton	В	Allocate for housing
S0265	Hindleys Farm, Wigan Road	Atherton	В	Allocate for housing
S0267	Land south of Lower Pocket Nook Farm	Golborne and Lowton	С	Do not allocate
S0268	Land south of Carr Farm Pocket Nook	Golborne and Lowton	С	Do not allocate
S0269	Land south of Stirrups Farm, Stone Cross Lane	Golborne and Lowton	С	Do not allocate
S0270	Land to rear of 43-99a Pepper Lane	Standish	С	Do not allocate
	, , , , , , , , , , , , , , , , , , , ,			

S0272	Land to rear of Rectory Farm	Standish	С	Do not allocate
S0274	Land north of former Victoria Colliery	Standish	В	Do not allocate
S0276	Land rear of Rowton Rise	Standish	С	Do not allocate
S0285	Land at Thames Avenue	Leigh	С	Allocate for housing
S0286	Land at Brentwood 251	Wigan	В	Allocate for housing
S0288	Land north east of 73 Samuel Street	Atherton	В	Allocate for housing
S0289	Land north of Haydock Park Racecourse	Ashton	В	Allocate for housing
S0308	14-15 Bridgeman Terrace	Wigan	В	Allocate for housing
S0309	Site of 86-94 High Street	Golborne and Lowton	В	Allocate for housing
S0311	Bridgeman House, Bridgeman Terrace	Wigan	В	Allocate for housing
S0312	1-5 New Market Street	Wigan	В	Allocate for housing
S0313	159-163 Downall Green Road	Ashton	В	Allocate for housing
S0319	Land at Worsley Terrace	Wigan	В	Allocate for housing
S0320	Playing fields to former Pemberton Primary School	Wigan	В	Allocate for housing
S0322	Land at Frog Lane and Prescott Street	Wigan	В	Allocate for housing
S0323	Laurel Nurseries, Atherton Road	Hindley	В	Allocate for housing
S0325	Former Gas Works, York Road	Ashton	В	Allocate for housing
S0328	Land south of Garrett Lane	Astley	С	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	В	Allocate as employment land
EM1.2	Land at Smithy Brook Road	Wigan	В	Allocate as employment land
EM1.3	Land at Landgate, Bryn	Wigan	В	Allocate as employment land
EM1.4	South Lancs Industrial Estate Extension	Ashton	В	Allocate as employment land
EM1.5	Land at Chaddock Lane	Astley	С	Allocate as employment land
EM2.3	South Lancs Industrial Estate	Ashton	В	Allocate as employment area
EM2.7	Gibfield	Atherton	В	Allocate as employment area
EM2.13	Moss Industrial Estate	Lowton	В	Allocate as employment area
EM2.16	West of Leigh Road	Hindley	В	Allocate as employment area
EM2.17	Swan Lane	Hindley	В	Allocate as employment area
EM2.21	Parsonage	Leigh	В	Allocate as employment area
EM2.23	Hope Carr / Leigh Commerce Park	Leigh	В	Allocate as employment area
EM2.26	Bradley Lane	Standish	С	Allocate as employment area
EM2.27	Makerfield Way	Wigan	В	Allocate as employment area
EM2.28	Wigan Enterprise Park	Wigan	В	Allocate as employment area
EM2.35	Westwood Park	Wigan	В	Allocate as employment area
EM2.37	Chapel Lane	Wigan	В	Allocate as employment area
EM2.39	Springfield and Miry Lane	Wigan	Α	Allocate as employment area
EM2.40	Martland Park and Heinz	Wigan	В	Allocate as employment area
EM2.41	Richmond Hill Industrial Estate	Wigan	В	Allocate as employment area
EM2.42	Lamberhead Industrial Estate	Wigan	В	Allocate as employment area
EM2.45	Warrington Road	Wigan	В	Allocate as employment area

Appendix F: Assessment of key retail projects

Site name: The Galleries, Wigan town centre

	IA Objective IA Effects		s	Comments			
	ia Objective	Short	Med	Long	Comments		
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	L	A Effect	ts	Comments
	IA Objective	Short	Med	Long	Comments
S1	Accessibility and transport	√	√	V	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	V V	√ √	√ √	The site will be accessible for all

Site name: Market Place, Wigan town centre

IA Objective		L	IA Effects		Comments			
	IA Objective	Short	Med	Long	Comments			
S1	Accessibility and transport	√√	/ /	√√	Scheme design will create a shared surface benefitting pedestrians and cyclists.			
S2	Health and wellbeing	✓	V	✓	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		A Effect	ts	Comments		
	IA Objective	Short	Med	Long	Comments		
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	Х	√	✓	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

Short Med Long Storm Med Long Scheme will provide a safer, more attractive bus station and encourage greater usage. S2 Health and wellbeing V V The design will create a healthier, more welcoming environment for users. S3 Recreation EN1 Biodiversity D D D D D D D D D D D D D D D D D D D	IA Objective		L	A Effect	s	Comments
attractive bus station and encourage greater usage.		IA Objective	Short	Med	Long	Comments
S3 Recreation 0 0 0	S1	Accessibility and transport	√ √	√√	√√	attractive bus station and encourage
EN1 Biodiversity EN2 Soils and minerals O O O EN3 Water O O O EN4 Landscape ✓ ✓ ✓ ✓ The development aims to create a new iconic structure with integrated landscaping. EN5 Built environment and heritage EN6 Scheme will involve the loss of some historic buildings, but this will be replaced by new landscaped areas replacement buildings. EC1 Education and skills O O O EC2 Economy and employment O ✓ ✓ The scheme will help position Wigatown centre as a more attractive	S2	Health and wellbeing	✓	✓	✓	more welcoming environment for
EN2 Soils and minerals O O O O O O O O O O O O O O O O O O	S3	Recreation	0	0	0	
EN3 Water EN4 Landscape V V The development aims to create a new iconic structure with integrated landscaping. EN5 Built environment and heritage EN6 Scheme will involve the loss of son historic buildings, but this will be replaced by new landscaped areas replacement buildings. EC1 Education and skills O O O EC2 Economy and employment O V The scheme will help position Wigatown centre as a more attractive	EN1	Biodiversity	0	0	0	
EN4 Landscape V V The development aims to create a new iconic structure with integrated landscaping. EN5 Built environment and heritage X V Scheme will involve the loss of son historic buildings, but this will be replaced by new landscaped areas replacement buildings. EC1 Education and skills 0 0 0 EC2 Economy and employment 0 V V The scheme will help position Wigatown centre as a more attractive	EN2	Soils and minerals	0	0	0	
EN5 Built environment and heritage	EN3	Water	0	0	0	
historic buildings, but this will be replaced by new landscaped areas replacement buildings. EC1 Education and skills 0 0 0 EC2 Economy and employment 0 ✓ The scheme will help position Wigation town centre as a more attractive	EN4	Landscape	√	✓	√	The development aims to create a new iconic structure with integrated landscaping.
EC2 Economy and employment 0	EN5	Built environment and heritage	х	*	√	replaced by new landscaped areas or
town centre as a more attractive	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	EQ1	Equality and diversity	V V	√ √	√ √	The site will be accessible for all

Recommendation: Overall positive impact on SA objectives.

Site name: The Learning Zone, Wigan town centre

IA Objective		1/	IA Effects		Comments	
	Sho		Med	Long	Comments	
S1	Accessibility and transport	0	0	0		
S2	Health and wellbeing	0	0	0		
S3	Recreation	√ √	√ √	V V	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	√ √	√ √	V V	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		A Effect	s	Comments
	IA Objective	Short	Med	Long	Comments
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	V	√	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: C	Overall po	sitive im	pact on	SA objectives.

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

Objective and transport wellbeing	Short 🗸 🗸	Med ✓✓	Long	Comments The proposal will bring together
· 	√ √	√√	√ ✓	The proposal will bring together
vellbeing				existing stations and create a more integrated rail service.
	0	0	0	
	0	0	0	
	0	0	0	
inerals	0	0	0	
	0	0	0	
	0	0	0	
ment and heritage	√	√	√	Proposals will improve the character of the Wigan Town centre Conservation Area and adjacent sites.
nd skills	0	0	0	
nd employment	0	√	√	Improved accessibility will help improve the attractiveness of Wigan town centre as an employment location.
diversity	√ √	√√	√ √	The site will be accessible for all
	diversity	diversity <	diversity	d Simpleyinion

Site name: Queen Street railway arches, Leigh town centre

	IA Objective		A Effect	S	Comments
	IA Objective	Short	Med	Long	Comments
S1	Accessibility and transport	Х	V	✓	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: C	Overall po	sitive im	pact on	SA objectives.

Site name: Bradshawgate / Albion Street, Leigh town centre

	IA Objective		A Effect	s	Comments
	IA Objective	Short	Med	Long	Comments
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

Site name: West Bridgewater Street, Leigh town centre

	IA Objective		A Effect	s	Comments
	IA Objective	Short	Med	Long	Comments
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 invlude 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	Х	Х	Х	The proposal will result in the loss of some industrial land and premises.
EQ1	Equality and diversity	√√	V	√√	The site will be accessible for all

 $\label{lem:Recommendation: Overall positive impact on SA objectives.}$

Site name: Gerard Centre extension, Ashton town centre

IA Objective		L	A Effect	:s	Comments
	IA Objective	Short	Med	Long	Comments
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		L	A Effect	ts	Comments
	IA Objective	Short	Med	Long	Comments
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

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

IA Objective		L	A Effect	s	Comments
	IA Objective	Short	Med	Long	Comments
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	√√	V V	√√	The site will be accessible for all
		•		•	

Recommendation: Overall positive impact on SA objectives.

Site name: Preston Road, Standish

IA Objective		1/	A Effect	S	Comments
	IA Objective	Short	Med	Long	Comments
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	√	*	V	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: 0	Overall po	sitive im	pact on S	SA objectives.

Site name: High Street, Standish

	IA Objective		A Effect	s	Comments
	IA Objective	Short	Med	Long	Comments
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	✓	V	✓	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: 0	Overall po	sitive im	pact on	SA objectives.

Site name: Land at Bridge Street, Golborne

	IA Objective	IA Effects		s	Comments
	IA Objective	Short	Med	Long	Comments
S1	Accessibility and transport	V	✓	√	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	√√	√ √	V V	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	В	Do not allocate
Belle Green Lane	Wigan	В	Do not allocate
Howe Bridge	Atherton	В	Do not allocate
Cemetery Road	Wigan	В	Do not allocate
Extension at Little Lane	Wigan	В	Allocate as G&T site
Bickershaw	Abram and Platt Bridge	С	Do not allocate
Makerfield Way	Ashton	С	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	In	npac	ts (over	tim	е
IA Obj.	Nature of impacts	Sh	ort	M	ed	Lo	ng
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.		Impa	ict le	dent	ified	
2	No link	х	х	x N/	х	х	х
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.		lmpa	ict le	dent	ified	
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.		Impa				
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.		Impa				
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		Impa	ict le	dent	ified	
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.		Impa	ict le	dent	ified	
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.		Impa	ict le	dent	ified	
9	No link	Х	х	x N/	x /A	х	Х
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.		Impa	ict l	dent	ified	
11	No link	х	х	x N/	х	х	Х
12	No link	Х	X	x N/	x /A	х	Х
13	To allow all residents to access open space and sport and recreation facilities within a reasonable and practical distance.		Impa	ict l	dent	ified	

Policy: SR2

Title: Open space requirements for new housing developments

IA Obj.	Nature of impacts	lı	npad	ets (ovei	tim	е
IA Obj.	Nature of impacts	Sh	ort	M	ed	Lo	ng
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.		Impa	ect l	dent	ified	
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.		Impa				
3	Providing open space within new housing developments or improving existing facilities will ensure that residents have good access to recreation facilities.		Impa	oct l	dent	ified	
4	Providing open space within new housing developments will increase opportunities for residents to participate in active recreation.		Impa	ict l	dent	ified	
5	Including open space in new housing developments encourages biodiversity amongst the urban areas and can mitigate habitat displacement		Impa	ict l	dent	ified	
6	No link	X	X	x N	x /A	Х	х
7	Open space in housing developments will soak up rain water and mitigate flooding.		Impa	ect l	dent	ified	
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.		Impa	nct l	dent	ified	
9	No link	х	Х	x N	x /A	х	х
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.		Impa	nct l	dent	ified	
11	No link	х	Х	x N	x	х	х
12	No link	х	Х	× N/	х	х	Х
13	To allow all residents to access open space and play facilities within a reasonable and practical distance.		Impa			ified	

Policy: SR3

Title: Greenway Network

IA Ob:	Nature of imments	lr	mpac	cts	over	tim	е
IA Obj.	Nature of impacts		ort	M			ng
1	The policy protects the greenway network from development, encourages sustainable travel, and links the countryside and recreational facilities with urban areas.		Impa	act l	dent	ified	
2	No link	х	х	×	x	х	х
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.		Impa	act l	dent	ified	
4	The policy supports the further development of the greenway network and therefore can increase opportunities for active recreation.		Impa				
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		Impa				
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.		Impa				
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.		Impa				
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.		Impa				
9	No link	х	x	× N	x	х	х
10	No link	Х	x	x N	x /A	х	х
11	No link	Х	х	x N	x /A	Х	х
12	No link	х	х	x N	x /A	х	х
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.		Impa			ified	

Policy: SR4

Title: New Principal Parks

IA Obi	Nature of impacts	Ir	npa	cts	over	r time		
IA Obj.	Nature of impacts	Sh	ort	M	ed	Lo	ng	
1	The policy includes a footpath / cycle way through the Cutacre Country Park connecting Shakerley Lane with the Logistics North employment site in Bolton. This may encourage people to walk or cycle through the park to the neighbouring district.							
2	No link		Impa	act lo	dent	ified		
	TVO III IK	Х	х	X N/	/A	Х	х	
3	The introduction of two new large Country Parks / Principal Parks will encourage people to use the open space for leisure and recreation and be more active. By providing more safe and attractive open spaces healthier and more active lifestyles can be encouraged.		Impa	act le	dent	ified		
4	New provision of open space will increase opportunities for active recreation.		Impa	act le	dent	ified		
5	Both new parks are on land with an industrial past. The parks will seek to protect the habitats and conservation areas within their boundaries and will preserve and maintain them. The designation of the parks will give a further protected status and mitigate damage through development.		Impa	act le	dent	ified		
6	Both new parks are on land for mineral safeguarding, the designation of the parks will protect the mineral resources from development.		Impa	act le	dent	ified		
7	Active mine water treatment is present both sites and will continue as necessary.		Impa	act le	dent	ified		
8	This policy introduces two new Country Park / Principal Parks which will increase and enhance the green infrastructure in the borough, improve the landscape quality, and protect the land from development.		Impa					
9	Two new Principal Parks will improve the landscape and setting in the surrounding areas.		Impa					
10	No link			x N/	x		х	
11	No link	Х	х	x N/	x /A	х	х	
12	No link	Х	X	x N/	х	Х	Х	
13	The introduction of two new large Country Parks / Principal Parks will encourage people to use the open space for leisure and recreation and be more active. By increasing the number of parks available in the borough, accessibility is extended to a wider range and higher number of people		Impa			ified		

Policy: ED1

Title: Primary school provision

IA Obj.	Nature of impacts	In	npac	ts o	er ti	er time		
IA Obj.	Nature of impacts	Sh	ort	Med	d L	.ong		
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.		lmpa	ct Ide	entifie	ed		
2	No link	х	х		x x			
3	No link	х	х	x N/A	x x	X		
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.		lmpa	ct Ide	entifie	ed		
5	No link	х	х		x x			
6	No link	х	х	x N/A	x x	x		
7	No link	х	х	x N/A	x x	х		
8	School playing fields preserve and maintain the open space surrounding the school site from loss to development for other uses.		lmpa	ct Ide	entifie	5d		
9	No link	х	х		x x			
10	No link	х	х		x x	X		
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.		mpa			ed		
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.		mpa					
13	The primary school will be open to all residents and not discriminate against any of the protected characteristics.		mpa					

Title: Employment land

IA Obi	Nature of impacts	lr	npac	pacts over		tim	e
IA Obj.	Nature of impacts		ort	Me		_	ng
1	An increase in employment sites is necessary to meet the demand for more jobs in the Borough. An increase in the number of sites and job availability may decrease the number of residents travelling to jobs outside of the borough and may increase the number of employees travelling into the Borough from outside settlements. An increase in movement may also incur an increase in private transport.		Impa	act lo	dent	ified	
2	No link	Х	х	x N/	х	х	Х
3	Providing new employment sites for new and existing businesses is likely to increase the number and range of jobs available to the borough's residents, including people who are unemployed or who have low skilled and low paid jobs. Getting unemployed people back into work and providing opportunities for higher skilled jobs is likely to raise aspirations and wellbeing.		Impa	act lo	dent	ified	
4	No link	х	X	x N/	х	х	X
5	No link	Х	x	x N/	x /A	х	х
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.		Impa	act lo	dent	ified	
7	The employment allocations are proposed outside areas at risk of fluvial flooding. Policy EN2 requires Sustainable Drainage Systems to be incorporated in appropriate developments, including employment allocations; this may help to improve water quality in lakes, rivers and ponds and in underground resources. It will also reduce pluvial flooding locally and downstream.		Impa				
8	None of the employment allocations are located in areas of designated landscape value, but just under three quarters are proposed on greenfield sites that are currently free from built development, but have no green space designation. No employment allocations are proposed in the green belt		Impa				
9	The employment allocations are proposed in locations where development will have no impact on the borough's historic environment, heritage assets and their settings.		Impa	act lo	dent	ified	
10	Under policy CP13 new non-residential development of more than 700 square metres must produce a carbon reduction strategy to reduce carbon dioxide emissions of energy use by at least 15%. This objective will be met through building control and government efficiency incentives.		Impa	act lo	dent	ified	
11	This policy encourages employment development in new sites. This promotes economic growth and presents new job opportunities and opportunities for learning in areas across the Borough.		Impa				
12	A number of the sites allocated for employment use are in areas with good access, the proximity to the M6 and M58 will be attractive for new investors. Allocated sites will provide a range of employment opportunities across the borough.		Impa				
13	No link	X	х		X	Х	Х

Title: Employment areas

IA Obj.	Nature of impacts	In	npac	ts c	over	tim	е
IA Obj.	Nature of impacts	Sh	ort	Me	ed	Lo	ng
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		mna	ot la	dont	ifico	
	public transport in the area to supply the increased demand.		mpa	ict ic	Jeni	med	
2	No link	х	Х	x N/	χ ′Δ	Х	х
3	No link	x	X	x	x	x	×
				N/			
4	Existing employment areas do not contain areas of valuable open space.		mpa	ict la	dent	ifiec	
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.		Impa				
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.		mpa	oct lo	dent	ifier	
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.		lmpa				
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.		lmpa	ict lo	dent	ified	
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.		lmpa	ict lo	dent	ifiec	
10	No link	x	х	x N/	x	Х)
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.		mns			ifica	
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.		Impa				
13	No link	x	х	х	x 'A	x	

Title: Employment development elsewhere

IA Oh:	Notive of impacts	lr	cts c	ver	tim	е	
IA Obj.	Nature of impacts	Sh	ort	Me	ed	Lo	ng
1	Clause c) requires that any proposed site be accessible by, or be capable of being accessible by public transport.		Impa	act lo	dent	ified	
2	No link	Х	х	x N/	х	х	х
3	No link	X	х	x N/	x A	х	х
4	Clause a) requires that there will be no unacceptable environmental impact at any employment development site proposed outside of the existing locations in EM1 and EM2		Impa	act lo	dent	ified	
5	Clause a) requires that there will be no unacceptable environmental impact at any employment development site proposed outside of the existing locations in EM1 and EM2		Impa				
6	No link	Х	х	x N/	х	х	Х
7	No link	х	Х	x N/	х	Х	Х
8	If suitable locations are proposed for employment development outside of the countryside then the need to build in the countryside may be reduced.		Impa			ified	
9	No link	Х	Х		х	Х	X
10	No link	X	X		х	X	Х
11	Opportunities for employment development either within existing employment land, or on allocated land, or outside of employment designated land encourages economic growth and employment and therefore the creation of new job, training and education opportunities.		Impa			ified	
12	Dependent on the location and individual merit of the development proposal.						
13	No link	X	lmpa x	x N/	х	x	х

Title: Motor vehicle servicing, repairs, hire and sales

IA Obj.	Nature of impacts	Impa	acts ove	r time
IA Obj.	Nature of impacts	Short	Med	Long
1	No link			
		X X	N/A	x x
2	No link	хх	x x N/A	хх
3	No link	хх	x x N/A	x x
4	No link	хх	x x N/A	хх
5	No link	хх	x x N/A	x x
6	No link	хх	x x N/A	x x
7	No link	хх	x x N/A	хх
8	No link	хх	x x N/A	хх
9	No link	хх	x x N/A	хх
10	No link	хх	x x N/A	хх
11	The policy supports the motor industry and encourages additional employment in the sector which can reduce unemployment in areas where performance is low.	Imr	pact Ider	tified
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.		pact Ider	
13	No link	хх	x x N/A	x x

Policy: H1

Title: Housing land

IA Obj.	Nature of impacts	Impacts of				tim	е
IA ODJ.		Sh	ort	Me	ed	Lo	ng
1	The development of more housing in the borough will lead to an increase in population and an increase in travel. 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. Encouraging the development of new road infrastructure to occur in stages in line with the completion of homes to facilitate access to each area as each stage of the development is completed will help to ease congestion on main links.		lmpa	act Ic	lentif	fied	
2	The policy allocates land for housing to meet the future demand.				lentif		
3	The development of more housing in the borough 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. Focusing new development within the east-west core will enable the regeneration of some of the borough's most deprived communities, which is likely to improve health and wellbeing in these areas - by improving access to good quality affordable housing and through improvements to open space and the provision of new or improved infrastructure delivered through CIL or associated S106 obligations.				lentif		
4	None of the proposed housing allocations will result in the loss of high quality and valuable open spaces. Policy SR2 requires open space on site or nearby through S106 or CIL where feasible and could draw further long-term investment into the area. In some cases, housing development provides an opportunity for improved footpaths and cycle routes, which promotes active recreation.		Impa	act Ic	lentif	fied	
5	No housing allocations are proposed in, or will impact on, areas of conservation importance or of biodiversity value, including wildlife corridors, areas of woodland, and natural/semi natural habitats. As such, development in compliance with this policy will help to conserve and enhance these sensitive and valuable areas.		Impa	act Ic	lentif	fied	
6	None of the proposed housing allocations are within areas of best and most versatile agricultural land and therefore will not impact on this resource. Six sites have an element of good quality agricultural land within their boundary, however there is scope to retain this through appropriate layout and design; this has been taken into account in estimating the capacity of these sites, as set out in the SHLAA. In addition, all proposed allocations are located outside areas of search for mineral resources such as peat, sand and gravel. Only three proposed allocations are within mineral safeguarding area however the development of these sites can be developed sensitively in liaison with the Coal Authority and other relevant bodies.		Impa	act Ic	lentif	fied	
7	The vast majority of housing allocations are proposed outside areas with a high risk of flooding (Flood Zone 3). There are some exceptions but development on these sites will be required to incorporate appropriate mitigation and/or management measures to achieve a reduced risk overall, in line with Policy CP16 of the Core Strategy and the NPPF. Policy EN4 requires Sustainable Drainage Systems to be incorporated in appropriate developments; this may help to improve water resources and infrastructure in the longer term.		Impa	act Ic	lentif	fied	
8	The majority of the proposed housing allocations are located within existing urban areas, away from the countryside and areas of higher landscape value, with a significant proportion on previously developed sites. This focus will help to minimise harm and enable the preservation of landscape quality and distinctiveness in the borough. While some of the proposed allocations are located on greenfield sites the policies in the Plan require the provision of new or improved green infrastructure which will help mitigate or reverse potential detrimental impacts. Development can therefore present an opportunity to enhance open space and landscape character in parts of the borough where it may be considered 'poor quality'. (It should be noted however that many areas will have intrinsic value for local communities).		Impa	act lo	lentif	fied	
9	The vast majority of housing allocations are proposed in locations where development will have no impact on the borough's historic environment, heritage assets and their settings. There are a few allocations located within conservation areas or within proximity to a listed building. Whilst inappropriate development in these locations could degrade these heritage assets, appropriate development, in accordance with Policy CP11 of the Core Strategy and national planning policy, could result in a positive long term effect.		Impa	act Ic	lentif	fied	
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 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.		Impa	act Ic	lentif	fied	
11	New housing construction on the scale proposed provides significant opportunities for vocational training and skills development. Links are already established between the construction sector and local colleges and there is scope to develop these further.		Impa	ect Ic	lentif	fied	
12	New house building can provide significant economic benefits to a local area through direct job creation, supporting local suppliers and businesses and by increasing available spend within the area		Impa	act Ic	lentif	fied	
13	No link	х	х	x N/		х	Х

Policy: H2

Title: Providing an appropriate mix of housing

IA Obi	Notice of impacts	Impa	cts ove	r time
IA Obj.	Nature of impacts	Short	Med	Long
1	The development of an appropriate mix of housing takes into account the location of property types and allows for specialist extra-care accommodation to be sustainably located within good public transport link areas.	Impa	act Iden	tified
2	This policy requires an appropriate mix of housing to meet the needs of all, including specialist accommodation.		act Iden	
3	The policy promotes the development of an appropriate mix of house types to meet local housing needs. It is based on evidence identified in the Council's Strategic Housing Market Assessment (SHMA) which identifies a particular need to develop smaller homes and more specialist extra-care accommodation to meet future requirements. An appropriate mix of homes will increase the ability of people to access a suitable home. This promotes healthier lifestyles and wellbeing. The provision of additional specialist extra-care facilities will improve access to healthcare facilities to those in need.		act Iden	
4	No link	хх	x x N/A	x x
5	No link	x x	x x N/A	x x
6	No link	хх	x x N/A	x x
7	No link	хх	x x N/A	x x
8	No link	хх	x x N/A	x x
9	No link	хх	x x N/A	x x
10	No link	хх	x x N/A	x x
11	No link	хх	x x N/A	x x
12	No link	хх	x x N/A	x x
13	The inclusion of a mix of housing including specialist accommodation offers opportunity for equality based on the protected characteristics, specifically for elderly, disabled or pregnant residents or young families.	Impa	act Iden	tified

Policy: H3

Title: Further housing development in Standish

IA Oh:	Notice of imports	In	npac	ts c	over	tim	е
IA Obj.	Nature of impacts		ort	Me		Lo	
1	No link						
		Х	Х	X N/	χ ′Δ	Х	Х
	The policy allows further housing to be developed in Standish only if 80% of the houses permitted on			1 1/			
	safeguarded land are built and occupied. This ensures that building work is completed before more						
2	land is obtained, acting as an incentive to build and a deterrent to land banking. Only if 80% of houses and necessary infrastructure is completed, and need can be proven, will further housing be						
	permitted.		Impa	ct lo	dent	ified	
	•						
3	The policy ensures that the capacity of the infrastructure and facilities in Standish are considered,						
J	including access to health care and open space, before further housing is permitted.						
			Impa	ict lo	dent	ified	
	By imposing restrictions on further development this policy ensures that no open space is lost to						<u> </u>
4	development unless further housing need can be demonstrated once the current permitted houses						
	have been built and occupied.		Impa	ct lo	dent	ified	
5	No link						
3	IVO IIIIK	Х	Х	Х	Х	Х	Х
				N/	Ά		
	The policy restricts further development in Standish unless 80% of permitted houses and						<u> </u>
6	infrastructure are built and occupied and further need can be demonstrated. By safeguarding the remaining land from further development the agricultural land and safeguarded mineral resources are						
	protected.		Impa	ect le	dent	ified	
7	No link						
'	IVO IIIIK	Х	Х	Х	Х	Χ	Χ
				N/	Ά		
	By imposing restrictions on further development this policy ensures that no further open space in						-
8	Standish is lost to development unless need can be demonstrated once the current permitted houses have been built and occupied. This policy will protect the landscape in Standish for the length of the						
	Plan and likely beyond 2026.		Impa	ct lo	dent	ified	
	The policy restricts further development in Standish unless 80% of permitted houses and						
9	infrastructure are built and occupied and further need can be demonstrated. This restriction prevents						
9	overcrowding and over stretching of resources in the area, and works toward preserving the character						
	of Standish.		Impa	ict lo	dent	ified	
10	No link	х	Х	ν	х	х	х
		^	Λ	N/		_^_	
11	No link						
''	TVO IIIIK	Х	Х	х	X	Χ	Х
				N/	Α		
						\dashv	
12	No link	х	Х	х	х	Х	х
				N/			
13	No link						
		Х	Х	x N/	χ Λ	Х	Х
		<u> </u>		IN/	А		

Policy: GT1

Title: Additional provision for gypsies and travellers; Little Lane, Wigan

IA Obj.	Nature of impacts	lr	npac	cts o	over	е	
IA Obj.	Nature of impacts	Sh	ort	M	ed	Lo	ng
1	The policy allocates a site which is sustainably located in the urban area close to rail and bus links, encouraging and facilitating the use of public transport to and from the site.						
			Impa	ect le	dent	ified	
2	The policy allocates a site for Gypsy and Traveller accommodation to meet current and future needs.						
			Impa	ect l	dent	ified	
3	This policy seeks to meet the needs of Gypsy and Traveller communities which benefit their health and wellbeing.						
			Impa	ect le	dent	ified	
4	The site will not result in the loss of high quality or valuable open space and will not increase opportunities for active recreation.						
	· ·		Impa	ct l	dent	ified	
5	The site is not in a conservation area.						
			Impa	act lo	dent	ified	
6	The site is not on the boroughs best and most versatile agricultural land.						
			Impa	act lo	dent	ified	
7	The site is not in a flood risk zone.						
			Impa	ct l	dent	ified	
8	No link	х	Х	x N/	x A	Х	Х
9	No link	х	х	Х	Х	х	Х
				N/	′Α 	1	
10	No link						
		X	Х	X N/	х ′А	Х	Х
11	No link	х	х	x N/	x A	Х	Х
				. 47			
12	No link	х	х	Х	Х	Х	х
		-		N/	/Α	Ī	
13	This policy seeks to meet the needs of Gypsy and Traveller communities for residential						
'5	accommodation alongside the majority population on an appropriate site.		Impa	oct l	dent	ified	
			inpe	OL II	JUITE	meu	

Policy: GT2

Title: Safeguarding sites for Gypsies and Travellers and Travelling Showpeople

IA Obi	Nature of impacts	lı	mpa	cts over tin			е
IA Obj.	Nature of impacts	Sh	ort	M	ed	Lo	ng
1 The policy safeg	The policy safeguards land which is sustainably located in the urban area close to rail and bus links, encouraging and facilitating the use of public transport to and from the site.						
			Impa	act l	dent	ified	
2	The policy safeguards sites for Gypsy and Traveller and Travelling Showpeople accommodation to meet future need.						
			Impa	act l	dent	ified	
3	This policy seeks to meet the needs of Gypsy and Traveller communities which benefit their health and wellbeing.						_
	and wellbeing.		Impa	act l	dent	ified	
4	The site will not result in the loss of high quality or valuable open space and will not increase opportunities for active recreation.						
4			lasa as a		al a .a.4	:4:l	
			Impa	act i	aent	inea	
5	The site is not in a conservation area.						
3	The site is not in a conservation area.		Impa	act le	dent	ified	
6	The site is not on the boroughs best and most versatile agricultural land.						
			Impa	act l	dent	ified	
7	The site is not in a flood risk zone.						
			Impa	act l	dent	ified	
	No. Ent.						
8	No link	Х	Х	X N	х/Д	Х	Х
				1 1/			
9	No link			Х	х	Х	
		Х	Х	N		Х	Х
							
10	No link	Х	х		х	х	х
				N,	/Α		
11	No link						<u> </u>
11	NO IITIK	Х	х	X N	x /A	Х	Х
				1 1			
12	No link	x	х	Х	х	х	Х
			. ^	N/		^	
13	This policy seeks to meet the needs of Gypsy and Traveller communities for residential accommodation alongside the majority population on an appropriate site.						
			Impa	act l	dent	ified	

Title: Wigan, Leigh and Ashton-in-Makerfield town centres

IA Oh:	Notice of imports	Impacts over				tim	е
IA Obj.	Nature of impacts	Sh	ort	Me	ed	Lo	ng
1	Improving the offer of town centres may encourage more people to visit local centres by reducing the need to travel for different services.		Impa	ict la	dent	ified	
2	The policy permits housing in locations where an appropriate level of amenity can be secured and business activities in the town centre will not be unduly constrained.		Impa				
3	The policy encourages healthcare facilities and health and fitness centres in the principal town centres as they are defined main town centre uses within the National Planning Policy Framework.		Impa				
4	No link	Х	X	x N/	х	Х	Х
5	No link	х	Х	x N/	×	х	х
6	No link	Х	х	x N/	×	Х	Х
7	No link	х	х	x N/	x A	Х	х
8	No link	х	х	x N/	х	х	х
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.		Impa			ified	
10	No link	X	X	x N/	x A	х	х
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 and can provide opportunities for training.		Impa	ict lo	dent	ified	
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.		Impa				
13	The projects will be available and accessible for all to visit and use		Impa				

Title: Key projects in and around Wigan town centre

IA Obi	Nature of impacts	Impacts over t							
IA Obj.	Nature of impacts	Short		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.	Imp	act Ider	atified					
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.		eact Ider						
3	The policy encourages healthcare facilities and health and fitness centres in the principal town centres as they are main town centre uses.	Imp	act Ider	ntified					
4	No link	хх	x x N/A	x x					
5	No link	x x	x x N/A	x x					
6	No link	x x	x x N/A	x x					
7	No link	x x	x x N/A	x x					
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.	Imp	pact Ider	tified					
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.	Imp	act Ider	atified					
10	No link	хх	x x N/A	x x					
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.	Imp	act Ider	tified					
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	Imp	eact Ider	tified					
13	The projects will be available and accessible for all to visit and use	Imr	act Ider	ntified					

Title: Key projects in and around Leigh town centre

IA Ob!	Notice of imports	Impa	Impacts over tir					
IA Obj.	Nature of impacts	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.	Impa	act Ident	tified				
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.		act Ident					
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.		act Ident					
4	Construction of the busway and associated park and ride facilities will improve accessibility to nearby facilities like Pennington Flash and Leigh Sports Village.		act Ident					
5	Improvements to the canal towpath and the surrounding area will enhance the natural and semi- natural habitats	Impa	act Ident	tified				
6	No link	x x	x x N/A	x x				
7	No link	x x	x x N/A	x x				
8	Improvements to the canal towpath and the introduction of a bridge over the canal will provide an attractive green space within the area.	Impa	act Ident	tified				
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.		act Ident					
10	No link	x x	x x N/A	хх				
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.	Impa	act Ident	tified				
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.		act Ident					
13	The site will be available and accessible for all to visit and use	Impa	act Ident	tified				

Title: Key projects in and around Ashton-in-Makerfield town centre

IA Obi	Nature of impacts	lr	Impacts over			tim	е
IA Obj.	Nature of impacts		ort	Me		Lo	
1	The policy supports the key role of Ashton town centre and promotes two key projects for additional retail use. This town centre first approach reduces the need for people to travel by unsustainable modes to access key services.						
	modes to access key services.		Impa	act lo	dent	ified	
2	No link	х	х	x N/	x A	Х	х
	The policy appropriate health care facilities and health and fitness control in the principal town						
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.						
			Impa	act lo	dent	ified	
4	No link	х	х	х	X	х	х
				N/	Ά 	—	
_	No link						
5	No link	Х	Х	х	X	Х	Х
				N/	′Α 		
6	No link						
6	INO IIIIK	Х	Х	Х	X	Х	Х
				N/	'Α 	 1	
7	No link						
/	NO IIIIK	Х	Х	х	X	Х	Х
			1	N/	A I	—	
	This policy indicates that environmental improvements will be carried out within the Ashton town						
8	centre and wider area as opportunities arise.						
			Impa	act lo	dent	ified	
	-						
9	The redevelopment of the outdoor market space seeks to retain the character of the townscape.						
			Impa	act lo	dent	ified	
						\dashv	
10	No link	Х	Х	Х	Х	Х	Х
			1	N/	Ά		
						\dashv	
11	No link	Х	Х	Х	Х	Х	Х
			1	N/	Ά		
	This policy seeks to enhance the retail offering in the town centre by extending and refurbishing the						
12	Gerard Centre. This will provide direct economic benefits to town centre businesses.						
	,		Impa	act lo	dent	ified	
13	No link	х	Х	х	х	Х	Х
				N/			

Title: Smaller town centres

IA Obi	Nature of impacts	In	npac	oacts over		r time	
IA Obj.	Nature of impacts	Sh		Ме			ng
1	The policy supports town centre uses and associated uses within the smaller town centres. This will help to maintain and improve their vitality and viability, encourage more people to shop locally. This should reduce the need to travel further for retail, creating more sustainable travel patterns within the local areas.		mpa	et le	denti	ified	
2	The policy permits housing in locations where an appropriate level of amenity can be secured, providing housing close to local amenities.		mpa				
3	Access to healthcare such as pharmacies will be enhanced and the ability to walk to local facilities will improve health and wellbeing.		mpa				
4	No link	х	X	x N/	x	х	х
5	No link	х	х	x N/	x A	Х	х
6	No link	х	Х	x N/	×	x	Х
7	No link	х	Х	x N/	x A	X	Х
8	No link	х	Х	x N/	×	X	Х
9	This policy permits main town centre uses in the smaller town centres only if it will be of a scale and character appropriate to the size, function and character of the centre, along with satisfying other criteria of the policy.		mpa	act lo	denti	ified	
10	No link	х	х	x N/	x A	х	х
11	Improvement to the retail offering through the development of retail space within smaller town centres has the potential to increase employment and training opportunities in development areas.		mpa	ict lo	denti	ified	
12	This policy seeks to enhance the retail offering in smaller town centres. While it may attract smaller retail chains it is not likely to attract new major business investment		mpa				
13	The sites will be available and accessible for all to visit and use		mpa				

Title: Local and neighbourhood centres

IA Obi	Native of impacts	Impacts ov			over	tim	е
IA Obj.	Nature of impacts		ort	Me			ng
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.						
			Impa	ect lo	dent	ified	
2	No link	х	х	x N/	x A	Х	Х
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.						
4	No link	x	lmpa x	x	dent	ified x	X
5	No link			N/	Ά		
		X	Х	X N/	X A	X	Х
6	No link	Х	х	x N/	X A	х	х
7	No link	х	х	x N/	x A	х	Х
8	No link	х	х	x N/	×	х	Х
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		lmpa			ified	
10	function, character, and size of the centre. No link	Х	Х	х	x	х	Х
11	No link	Х	X	N/	x	X	Х
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		lmpa	N/		ified	
13	The sites will be available and accessible for all to visit and use		Impa				

Title: Small shops and services

IA Ob:	Nature of imments	Ir	Impacts over tin			tim	е
IA Obj.	Nature of impacts		ort	Me		Lo	
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.		Impa	act lo	denti	fied	
2	No link	Х	Х	x N/	x A	х	х
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.		Impa	act lo	denti	fied	
4	No link	Х	x	x N/	х	х	х
5	No link	Х	х	x N/	×	х	х
6	No link	х	Х	x N/	×	х	Х
7	No link	x	Х	x N/	х	х	Х
8	No link	х	Х	x N/	х	х	х
9	No link	Х	Х	x N/	x	х	Х
10	No link	x	Х		х	х	Х
11	No link	Х	Х		х	х	Х
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.		Impa			ified	
13	The sites will be available and accessible for all to visit and use		Impa				

Policy: RC8

Title: Safeguarding public houses

IA Obi	Matura of immanta	lr	npac	cts o	over	tim	е
IA Obj.	Nature of impacts		ort	М			ng
1	Safeguarding public houses reduces the need to travel to distant establishments as pubs are commonly located within walking distance of residential areas.		Imn	ot le	dont	ified	
			Impa	ict ic	zent	пеа	
2	No link	х	х	x N/	x A	х	х
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.						
	G. Id Goodalido.		Impa	ect lo	dent	ified	
4	No link	х	х	x N/	× A	х	Х
5	No link	х	X	х	x	х	х
6	No link	X	x	N/	х	X	X
7	No link	х	X	N/	х	X	X
8	No link	Х	x	x N/	х	х	Х
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.		Impa			ified	
10	No link	Х	х	x N/	x	х	х
11	No link	Х	x	x N/	х	х	Х
12	Protecting and safeguarding public houses also protects the employment within the sector and the local economy.		Impa			ified	
13	The facilities will be available and accessible for all to visit.		Impa				

Policy: RP1

Title: Wigan Pier Quarter

IA Obi	Nature of impacts	Imp	acts ov	er time
IA Obj.	Nature of impacts	Short		Long
1	The policy encourages new development within the Wigan Pier Quarter to achieve a high quality and accessible environment, including for cycling to the town centre and Robin Park. New housing and employment development may lead to more private car journeys. However, Policy A5 requires new development to maximise access to public transport which will go some way to reducing the need to travel by car. Wigan Pier Quarter is also accessible on foot to Wigan town centre where there are shops and services and strategic public transport connections.	Imp	pact Ide	ntified
2	Housing is proposed at Eckersley Mills and on land between Woods Street and the canal which will work toward meeting future housing demand.	Imp	pact Ide	ntified
3	Clause c. of the policy encourages new development within the Wigan Pier Quarter to achieve a high quality and accessible environment, including for cycling to the town centre and Robin Park, which will encourage healthier lifestyles and wellbeing.	Imp	pact Ide	ntified
4	Clause c. of the policy encourages new development within the Wigan Pier Quarter to achieve a high quality and accessible environment, including for cycling to the town centre and Robin Park.	lm	pact Ide	ntified
5	No link	x x	x x N/A	x x
6	No link	x x	x x N/A	x x
7	Key features against which the proposals for development, refurbishment and change of use will be judged include the integration of the canal and waterways within the quarter and the positive relationship with the water features.	Imp	pact Ide	ntified
8	By redeveloping the Wigan Pier Quarter there is less need to build in the countryside.		pact Ide	
9	Wigan Pier Quarter is covered by a Conservation Area and contains a number of listed buildings. The key objective of the policy is conservation led regeneration and development proposal within the policy area will be judged against their contribution to the value and character of the historic environment of the quarter. Clauses a. and b. require any development to contribute to the value and character of the historic environment of the quarter and include a high standard of building and landscape design.		pact Ide	
10	No link	хх	x x N/A	x x
11	The policy encourages commercial development within the Wigan Pier Quarter which could offer jobs to people who are unemployed. The policy also supports educational and training facilities within the area, including ALRA who currently operate within Trencherfield Mill.	Imi	pact Ide	ntified
12	The policy encourages commercial development within the Wigan Pier Quarter and the regeneration of the area will make the quarter an attractive place for businesses to locate to.		pact Ide	
13	The site will be available and accessible for all to visit and use		pact Ide	

Policy: RP2

Title: Leigh Waterfront

IA Obi	Notice of immedia	Ir	npac	pacts over time				
IA Obj.	Nature of impacts		ort	Me		Lo		
1	The policy, alongside policy A5 requires new development in the policy area to be well connected for walking and cycling to Leigh town centre and maximise access to public transport. Leigh Waterfront is accessible on foot through Leigh town centre where there are shops, services and strategic public transport connections, reducing the need to travel by private car.		Impa	nct lo	dent	ified		
2	Housing is proposed at Bickershaw South, Westleigh Waterfront, the former BICC site at West Bridgewater Street and the refurbished Mather Mill which will work toward meeting future housing demand.		Impa					
3	The policy will improve access to the Leeds-Liverpool and Bridgewater canals for outdoor pursuits such as walking and cycling which will improve health and wellbeing.		Impa	ect le	dent	ified		
4	The policy will improve access to the Leeds-Liverpool and Bridgewater canals for outdoor pursuits such as walking and cycling.		Impa	ect le	dent	ified		
5	No link	Х	х	x N/	x /A	х	х	
6	No link	Х	х	x N/	x 'A	х	х	
7	The policy seeks to improve the environment surrounding the Leeds-Liverpool Canal including the tow path which will increase the usage of the area including the upkeep and maintenance.		Impa	nct lo	dent	ified		
8	The Leigh Waterfront area is previously developed land which means that new housing and commercial development in the area will reduce the pressure to build on greenfield sites or sites in the countryside.		Impa	ect lo	dent	ified		
9	The policy requires new development to preserve and enhance the unique historic character of the area.		Impa					
10	No link		х		х			
11	The policy encourages commercial development within the area which may offer new job opportunities to local people who are unemployed. The policy also includes a major heritage attraction and Community Enterprise Centre at Leigh Spinners Mill which encourages lifelong learning.		Impa	ect lo	dent	ified		
12	The policy encourages commercial development to locate to the Leigh Waterfront area the regeneration of the area will make the waterfront an attractive place for businesses to locate to.		Impa	nct lo	dent	ified		
13	The site will be available and accessible for all to visit and use		Impa	nct le	dent	ified		

Title: South of Hindley

IA Obi	Matura of imments	Impa	cts over time		
IA Obj.	Nature of impacts	Short	Med	Long	
1	This policy allocates land for up to 2,000 houses and 12 hectares of employment land, including the provision of a phased development 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. The new road will also ease congestion in the area as it will form part of a link road through the borough.	Impa	act Iden	tified	
2	The policy allocates land for approximately 2,000 homes, this works toward meeting future housing demand.	Imp	act Iden	tified	
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.		act Iden		
4	Clauses c., d. and e. of the policy will ensure that opportunities for active recreation will be retained and improved. Clause e. requires Leyland Park (Township Park) to be maintained and regenerated. Clause d. requires development to provide equipped play space on site, and clause c. requires the development to be well connected with adjacent areas for walking and cycling.	Impa	act Iden	tified	
5	The site contains two Sites of Biological Importance (field by Scowcroft Farm and Reservoirs east of Leyland Park) and is adjacent to two more (disused railway at Hindley Green and Platt Bridge Heath). However, the policy states that development must maintain and improve wildlife habitats and links between them.		act Iden		
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.	Impa	act Iden	tified	
7	The site is located within Flood Zone 1 and therefore has no risk of fluvial flooding. A small part of the site is at intermediate risk of surface water flooding, of which most is within Leyland Park which will be maintained and regenerated in line with clause e. of the policy.	Impa	act Iden	tified	
8	The development of approximately 2,000 homes on this major site will contribute significantly to local sustainable housing needs in the borough. This policy ensures however that any green space is to be preserved and improved where applicable to a high standard of landscape design. It also implores the restoration of Leyland Park and its role as a key part of the green infrastructure of the area.	Impa	act Iden	tified	
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.	Impa	act Iden	tified	
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.	Impa	act Iden	tified	
11	This policy identifies 12 hectares of employment development; this promotes economic growth and presents new job and training opportunities in the Hindley area.	Impa	act Iden	tified	
12	The development of key link roads across the Borough increase the attractiveness of this site to new business investment. Increased accessibility and 12ha of employment land could increase the prosperity of the area in the long term.	Impa	act Iden	tified	
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.		act Iden		

Title: South of Atherton

IA Obi	Noture of impacts	Impa	cts ove	time
IA Obj.	Nature of impacts	Short	Med	Long
1	This policy outlines the development of 1,150 houses, including the provision of a phased development through-road and strategic connection road with the East of Atherton site (MS3). The development will increase the number of people residing in the area; however the new road infrastructure will seek to accommodate this increase. The new road to be developed will also ease congestion in the area as it will form part of a link road through the Borough.	Impa	act Ident	ified
2	The policy allocates land for approximately 1,150 homes, this works toward meeting future housing demand.	Impa	act Ident	ified
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.		act Ident	
4	Clauses b., c. and d. 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, clause c. requires the development to be well connected with adjacent areas for walking and cycling, and clause d. requires development to provide equipped play space on site.	Impa	act Ident	ified
5	A small part of the development site is within an identified wildlife corridor however the significant green infrastructure proposed through this development mitigates any impact on the wildlife in situ and will enhance the area for biodiversity in the longer term.	Impa	act Ident	ified
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.	Impa	act Ident	ified
7	A small part of the development site is located within a medium to high risk Environment Agency flood zone. This small section will not be developed and will be maintained appropriately. Policy EN2 will require the implementation of soft SuDS on site. This will mitigate against flood risk if sited and designed appropriately.		act Ident	
8	The development proposal includes the provision of substantial green infrastructure around Chanters Brook and improved walking, cycling and horse riding connections into the adjacent countryside, contributing to and enhancing the borough's green infrastructure and landscape quality.	Impa	act Ident	ified
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.		act Ident	
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.		act Ident	
11	Clause h of the policy requires the development to contribute to local infrastructure including school capacity in Atherton and Tyldesley to accommodate the increased population.	Impa	act Ident	ified
12	New house building in the area will provide direct and indirect benefits to the local economy.	Impa	act Ident	ified
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, visit or travel through the area.		act Ident	

Title: East of Atherton

IA Obi	Nature of impacts	Impacts over til						
IA Obj.	Nature of impacts	Short	Med	Long				
1	This policy allocates a site for the development of 600 houses and 9 hectares of employment land, including the provision of a phased development 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. The new road will also ease congestion in the area as it will form part of a link road through the borough.	Impa	act Iden	tified				
2	The policy allocates a site for approximately 600 homes, this works toward meeting future housing demand.	Impa	act Iden	tified				
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.		act Iden					
4	Clauses b., c. and d. 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, clause c. requires the development to be well connected with adjacent areas for walking and cycling, and clause d. requires development to provide equipped play space on site.	Impa	act Iden	tified				
5	The development site is within an identified wildlife corridor however the significant green infrastructure proposed through this development mitigates any impact on the wildlife in situ and will enhance the area for biodiversity in the longer term.	Impa	act Iden	tified				
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.	Impa	act Iden	tified				
7	The development site is within flood zone 1, as such there is no risk of fluvial flooding. There is however intermediate surface water flood risk on a small area of the site where a brook runs through with a level 3a risk subject to climate change. This small section will not be developed and will be maintained appropriately. Policy EN2 will require the implementation of soft SuDS on site. This will mitigate against flood risk if sited and designed appropriately.		act Iden					
8	The development proposal includes the provision of substantial green infrastructure around Hindsford Brook and between the housing and employment development, contributing to and enhancing the borough's green infrastructure and landscape quality.	Impa	act Iden	tified				
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.	Impa	act Iden	tified				
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.		act Iden					
11	Introducing 9 acres of employment land will create a large amount of jobs and will help to reduce unemployment in the area. It will also provide opportunities for vocational training.	Impa	act Iden	tified				
12	The land earmarked for employment development at this site is of low amenity quality due to poor ground conditions in part therefore would be suitable for low amenity employment.		act Iden					
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.		act Iden					

Title: Pocket Nook

IA Obi	Nature of impacts	Impacts over time							
IA Obj.	Nature of impacts	Sh		Ме		Lon			
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.		Impa	ict Id	enti	fied			
2	The policy allocates a site for approximately 350 homes to the north of Carr Brook, this works toward meeting future housing demand.		Impa	ict Id	enti	fied			
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.			ect Id					
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.		Impa	ict Id	enti	fied			
5	No link	х	х	x N/A	x A	x	Х		
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.		Impa	ict Id	enti	fied	_		
7	The development is required under clause e. to provide surface water drainage through soft SuDS methods.		Impa	ct Id	enti	fied			
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.			ect Ide					
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.			ict Id					
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.			act Id					
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.		Impa	ict Id	enti	fied			
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.			ict Id					
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.			act Id					

Title: Mixed use developments

IA Obi	Notice of imports	Impacts over time							
IA Obj.	Nature of impacts	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.	Impa	act Iden	tified					
2	Both sites include housing development which helps to meet future housing demand.	lmns	act Iden	tified					
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.		act Iden						
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.	Impa	act Iden	tified					
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.	Impa	act Iden	tified					
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.	Impa	act Iden	tified					
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	Impa	act Iden	tified					
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.	Impa	act Iden	tified					
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.	Impa	act Iden	tified					
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.		act Iden						
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.	Impa	act Iden	tified					
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.		act Iden						
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.		act Iden						

Title: Committed road schemes

IA Obj.	Nature of impacts	Impa	cts ove	r time
IA Obj.	Nature of impacts	Short	Med	Long
1	The major transport schemes will significantly improve the local highway network, help reduce heavy congestion and increase accessibility to key destinations in the borough. Even though this will benefit bus services, these improvements may encourage more people to travel by car rather than public transport.	Impa	act Iden	tified
2	The new road infrastructure will improve accessibility into and around existing and new housing developments and connect the housing sites with the wider area, amenities and facilities.	Impa	act Iden	tified
3	The new road infrastructure will improve accessibility to health care, recreation and community facilities. Reduced congestion is also likely to improve the wellbeing of local residents.	Impa	act Iden	tified
4	While the Phoenix Way to Seaman Way link will cross Amberswood Common, the proposed road alignment and design minimises the visual and noise impact on the recreational area. The proposed road scheme improves access to this recreation area and also will include a new visitor car park, increasing opportunities for people to engage in active recreation. The alignments of the M58 link and the A49 diversion do not cross valuable open space sites used for recreation.	Impa	act Iden	tified
5	The Phoenix Way to Seaman Way link is proposed to cross the Site of Biological Importance at Amberswood Common. However, new and relocated habitats will be required from the outset in accordance with Environmental Impact Assessment. The construction will undoubtedly result in some harm to the sites and their habitats however measures will be put in place to improve the existing habitats and where necessary create new high quality habitats to mitigate the impact of the increased traffic. The M58 Link and A49 diversion do not impact on areas of conservation importance.	Impa	act Iden	tified
6	Neutral. None of the proposed highway schemes will impact on the borough's best and most versatile agricultural land.	Impa	act Iden	tified
7	Improvements to the highway network may lead to an increase in traffic and an increase in air pollution and surface run off in previously undeveloped areas however SuDS will be incorporated into all road schemes to ensure safe and sustainable drainage, which may improve the water quality from the existing conditions.	Impa	act Iden	tified
8	A large section of the new link road schemes cross green spaces and areas of countryside. The construction will undoubtedly result in some harm to the sites and the green infrastructure however greening of the surrounding areas will be included in the masterplanning of each scheme.	Impa	act Iden	tified
9	Neutral. None of the proposed highway schemes will impact on the borough's heritage assets and their settings.	Impa	act Iden	tified
10	New transport schemes will help to ease congestion which will mitigate the impact of air pollution on climate change, however the new infrastructure is likely to encourage an increase in the use of cars over public transport which would have a negative impact on air pollution in some areas.	Impa	act Iden	tified
11	No link	x x	x x N/A	x x
12	The road schemes will significantly improve accessibility around the borough and to key employment sites from the strategic road network. This will increase the market attractiveness of our existing employment areas and will contribute significantly towards attracting new inward business investment.	Impa	act Iden	tified
13	No link	x x	x x N/A	x x

Title: Proposed road schemes and connections

IA Obj.	Nature of impacts			r time
IA Obj.	Nature of impacts	Short	Med	Long
1	The major transport schemes will significantly improve the local highway network, help reduce heavy congestion and increase accessibility to key destinations in the borough. Even though this will benefit bus services, these improvements may encourage more people to travel by car rather than public transport.	Imp	act Iden	tified
2	The new road infrastructure will improve accessibility into and around existing and new housing developments and connect the housing sites with the wider area, amenities and facilities.	Imp	act Iden	tified
3	The new road infrastructure will improve accessibility to health care, recreation and community facilities. Reduced congestion is also likely to improve the wellbeing of local residents.	Imp	act Iden	tified
4	While the Amberswood Link Road will cross Amberswood Common, the proposed road alignment and design minimises the visual and noise impact on the recreational area. The proposed road scheme improves access to this recreation area and also will include a new visitor car park, increasing opportunities for people to engage in active recreation.	Imp	act Iden	tified
5	The Amberswood Link road is proposed to cross the Site of Biological Importance at Amberswood Common; and the western end of the Ince Link is within a Wildlife Corridor. The construction will undoubtedly result in some harm to the sites and their habitats however measures will be put in place to improve the existing habitats and where necessary create new high quality habitats to mitigate the impact of the increased traffic.	Imp	act Iden	tified
6	Neutral. None of the proposed highway schemes will impact on the borough's best and most versatile agricultural land.	Imp	act Iden	tified
7	Improvements to the highway network may lead to an increase in traffic and an increase in air pollution and surface run off in previously undeveloped areas however SuDS will be incorporated into all road schemes to ensure safe and sustainable drainage, which may improve the water quality from the existing conditions.	Imp	act Iden	tified
8	A large section of the new link road schemes cross green spaces and areas of countryside. The construction will undoubtedly result in some harm to the sites and the green infrastructure however greening of the surrounding areas will be included in the masterplanning of each scheme.		act Iden	
9	Neutral. None of the proposed highway schemes will impact on the borough's heritage assets and their settings.		act Iden	
10	New transport schemes will help to ease congestion which will mitigate the impact of air pollution on climate change, however the new infrastructure is likely to encourage an increase in the use of cars over public transport which would have a negative impact on air pollution in some areas.	Imp	act Iden	tified
11	No link	x x	x x N/A	x x
12	The road schemes will significantly improve accessibility around the borough and to key employment sites from the strategic road network. This will increase the market attractiveness of our existing employment areas and will contribute significantly towards attracting new inward business investment.	Imp	act Iden	tified
13	No link	x x	x x N/A	x x

Title: Rail infrastructure

IA Ob:	Notice of impacts	lr	npac	acts over		r time	
IA Obj.	Nature of impacts		ort	Me			ng
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.		Impa	act lo	dent	ified	
2	No link	Х	Х	x N/	x 'A	х	х
3	No link	Х	Х	x N/	x 'A	X	х
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.		Impa	act lo	denti	ified	
5	Neutral. The land protected for a future Golborne station is an existing tarmacked car park with no conservation or biodiversity merit.		Impa	act lo	denti	ified	
6	Neutral. The land protected for a future Golborne station is not within the borough's best and most versatile agricultural land.		Impa	act lo	dent	ified	
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.		Impa				
8	Neutral. The land protected for a future Golborne station is built on an urban site with no landscape quality.		Impa				
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.		Impa				
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.		Impa				
11	No link	х	х	x N/	х	X	х
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.		Impa	act lo	denti	ified	
13	Improvements to the rail infrastructure will encourage accessible transport for all around the borough, especially for those who do not own private transport.		Impa				

Title: Parking in new development

IA Obi	Nature of impacts	lm	npacts over			time	
IA Obj.	Nature of impacts	Sho	rt	Ме	ed	Lo	ng
1	The provision of good quality and high standards of parking within new development encourages the use of private transport but provides a safer and more secure facility and an alternative to on-street parking. The policy also requires parking facilities for bicycles which encourages and enables sustainable travel.	Ir	npa	ct lo	denti	ified	
2	No link		х	x N/	х	х	Х
3	Offering secure car parks mitigates the danger of on-street parking for pedestrians and can reduce congestion in areas where on-street parking hinders the flow of the traffic. The policy also includes parking standards for bicycles, encouraging active travel.	Ir	mpa	ct lo	denti	ified	
4	No link		х	x N/	х	х	Х
5	No link	х	х	x N/	x A	х	Х
6	No link	х	х	x N/	x A	х	Х
7	No link	х	х	x N/	x A	х	х
8	No link	х	х	x N/	x A	х	х
9	This policy integrates high quality and high standards of parking facilities at all new developments.	Ir	mpa		dent	ified	
10	No link		x	x N/	х	х	Х
11	No link	х	х		х	х	Х
12	Introducing standards for car park quality in new developments has potential to attract new business as the attractiveness and security of the Borough can be improved.	Ir	mpa		denti	ified	
13	The policy requires a minimum number of disabled parking spaces alongside other parking standards.				denti		

Title: Accessibility to public transport in new developments

IA Obi	Notice of imports	In	npac	ts c	over	tim	e
IA Obj.	Nature of impacts	Sh	ort	Ме	ed	Lo	ng
1	The policy seeks to reduce car dependency by maximising the accessibility to new and existing public transport within new developments, including housing. Development will be concentrated in areas with established good, safe access to public transport networks or where new developments can						
	accommodate future public transport provision.		Impa	ct lo	dent	ified	
2	No link						
		Х	Х	X N/	X A	Х	Х
3	This policy will enable more opportunities for accessibility by connecting residents or employees with the public transport network within or near to the development; this will improve access to fundamental facilities such as healthcare.		Impa	ict la	dent	ified	
4	Improving access to public transport will make distant facilities more accessible and may encourage				20110	mod	
7	people to walk to bus and rail facilities rather than drive.		Impa	ct lo	dent	ified	
5	No link		х	х	х	х	х
		Х	X	N/		X	
6	No link	х	х	Х	Х	х	х
				N/	Ά		
7	No link	Х	х	X	X	Х	Х
				N/	A		
8	No link	Х	х	x N/	x A	Х	Х
9	No link						
		Х	х	x N/	X A	Х	х
10	By making public transport more accessible in new developments, sustainable transport is encouraged. This may reduce the reliance of private vehicles which would reduce air pollution.						
	encouraged. This may reduce the reliance of private vehicles which would reduce all policion.		Impa	ct lo	dent	ified	
11	Access to public transport through new developments will enable access to educational establishments and other social and cultural facilities and may increase accessibility for employment.						
	The state of the s		Impa	ct lo	dent	ified	
12	Better access to developments through public transport and improved connectivity generally may attract new business to the area by increasing ease of access to and from the site.						
			Impa	ct lo	dent	ified	
13	Access to public transport through new developments will create opportunity for equal access for those who do not have private transport and those who are elderly or disabled amongst other 'protected characteristics'.						
	protected characteristics.		Impa	ct lo	dent	ified	

Title: Design in the Green Belt

IA Obj.	Nature of impacts	In	npac	cts c	over	tim	е
IA Obj.	Nature of impacts	Sh	ort	Me	ed	Lo	ng
1	No link	х	х	x N/	χ	х	х
2	No link	x	х	x N/	х	х	х
3	No link	х	Х	x N/	х	Х	х
4	No link	х	x	x N/	x 'A	х	х
5	No link	х	х	x N/	x 'A	х	х
6	No link	х	х	x N/	x 'A	х	х
7	No link	х	х	x N/	x A	Х	Х
8	No link	х	X	x N/	×	Х	Х
9	The policy protects the character and appearance of townscape and landscape of the Green Belt settlements by requiring good design with appropriate landscaping.		Impa	act lo	dent	ified	
10	No link	х	х	x N/	x	Х	Х
11	No link	х	X	x N/	x 'A	х	Х
12	No link	х	х	x N/	x	Х	х
13	No link	x	X	x N/	x	х	х

Title: Extensions to existing buildings in the Green Belt

IA Obj.	Nature of impacts	lm	pac	ts o	ver	tim	е
IA Obj.	Nature of impacts	Sho	ort	Me	ed	Lo	ng
1	No link	х	х	x N/	χ Δ	Х	x
2	No link	x	Х		х	х	Х
3	No link	х	х		х	Х	х
4	No link	х	Х		х	х	Х
5	No link	х	х	x N/	х	х	х
6	No link	х	х	x N/	х	х	х
7	No link	х	х	x N/	х	х	х
8	No link	х	х	x N/	х	х	х
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.		mpa			ified	
10	No link		х		х	х	Х
11	No link	х	Х		х	х	Х
12	No link	х	х	x N/	х	х	х
13	No link	х	Х	x N/	х	х	х

Title: Limited infilling within Green Belt settlements

IA Obi	Nature of imments	Imp	oacts o	over	tim	е
IA Obj.	Nature of impacts	Sho			Lo	
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.	Im	npact Id	denti	fied	
2	Allowing limited infilling in existing and established Green Belt settlements will work toward meeting future housing demand.	Im	pact lo	denti	fied	
3	No link	x >	x x N/		х	х
4	No link	x >	x x N/		х	х
5	No link	х	x x		х	х
6	No link	х	x x N/		х	х
7	No link	x >	x x		х	Х
8	No link	х		х	х	х
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.	Im	npact Id		fied	
10	No link		x x	X	х	х
11	No link	x >		x	х	х
12	No link	x >		х	х	х
13	No link	x >		х	х	х

Title: Development on remaining land safeguarded for future development

IA Obi	Nature of impacts	lr	npac	cts o	over	tim	е
IA Obj.	Nature of impacts	Sh	ort	Me	ed	Lo	ng
1	The policy restricts development within areas of safeguarded land. This generally concentrates new housing and other development within urban areas, notably the east-west core of the borough,						
	reducing the need to travel.		Impa	act lo	dent	ified	
2	No link	х	х	x N/	x /A	Х	х
				,			
3	No link						
		Х	Х	x N/	χ Λ	Х	Х
				IN/			
4	This policy protects and safeguards land for future development, retaining its openness until the land						
4	is required for development in the future.						
			Impa	ect lo	dent	ified	
5	This policy protects and safeguards land, including vast expanses of natural and semi-natural open space, until the land is required for development in the future.						
	opaco, and die land to required for development in the raterie.		Impa	ect lo	dent	ified	
6	Neutral. None of the safeguarded land is of high agricultural quality.						
	reduced. The subgulated land is of high agricultural quality.						<u> </u>
			<mark>Impa</mark>	act Id	dent	ified	
7	No link	х	х	Х	Х	Х	х
				N/	Ά		
	Protecting areas of safeguarded land from permanent development protects the local landscape						<u> </u>
8	character of these sites within the plan period, and encourages development of existing allocated						
	sites including those in urban areas.		Impa	act lo	dent	ified	
						iii o a	
9	This policy protects and safeguards land, including vast expanses of natural and semi-natural open						
9	space, and retains its position as open space until the land is required for development in the future.						
			Impa	ect lo	dent	ified	
							
10	No link	х	х	Х	Х	Х	Х
				N/	Ά		
							<u> </u>
11	No link	<u> </u>	<u>.</u>				<u> </u>
		Х	Х	x N/	х ′А	Х	Х
				1 11/			
12	No link						
14	TVO IIIIN	Х	Х	х	х	Χ	Х
		-	l	N/	Α	 -	<u> </u>
							
13	No link	х	Х	х	х	х	х
				N/			

Title: Wildlife Corridors

IA Ohi	Nature of impacts	Ir	npad	cts c	over	tim	е
IA Obj.	Nature of impacts		ort	Me		Lo	
1	No link	х	х	x N/	x 'A	х	Х
2	No link	х	Х	x N/	x 'A	х	Х
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.		Impa	act lo	dent	ified	
4	Wildlife Corridors provide and protect valuable open space for wildlife and biodiversity, which are accessible for people to enjoy.		Impa				
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.		Impa				
6	No link	х	х	x N/	x 'A	х	х
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.		Impa	act lo	dent	ified	
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.		Impa				
9	No link	Х	x	x N/	х	х	х
10	No link	Х	х	x N/	x 'A	х	х
11	No link	Х	х	x N/	x 'A	х	Х
12	No link	х	х	x N/	x A	х	Х
13	Wildlife Corridors are open for all to access however the nature of the corridors means that disabled access is not always possible.		Impa			ified	

Title: Sustainable drainage systems (SuDS)

IA Obj.	Nature of impacts	In	npac	ts c	over	tim	е
IA Obj.	Nature of impacts	Sh	ort	Me	ed	Lo	ng
1	No link	x	х	х	х	х	x
				N/			
2	No link	Х	Х	x N/	x A	Х	х
3	The policy requires SuDS in residential developments reducing the risk of flooding; as such the policy seeks to protect residents' health and wellbeing.		Impa	oct lo	dent	ified	
4	No link	Х	Х	x N/	х	х	x
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.		Impa			ified	
6	No link	х	х	x N/	х	х	х
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.		Impa			ified	
8	The policy encourages 'soft' SuDS as a preferred method which can be incorporated in the landscape design rather than underground SuDS.		Impa				
9	No link	х	х	x N/	x	х	х
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.		Impa	oct lo	dent	ified	
11	No link	Х	х	x N/	х	х	х
12	No link	Х	Х	x N/	х	х	Х
13	No link	Х	X	x N/	x	х	х

Title: Flood water storage areas

IA Oh:	Native of impacts	lr	mpac	cts o	over	tim	е
IA Obj.	Nature of impacts		ort	Me		Lo	
1	No link	x	х	x N/	X	х	Х
2	No link	Х	x	x N/	x	x	Х
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.		Impa			ified	
4	No link	х	x	x N/	x	х	х
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.		Impa			ified	
6	No link	х	x	x N/	X	х	х
7	The Lilford Park Basin will act as a flood alleviation site to prevent downstream flooding in Leigh.		Impa	act le	dent	ified	
8	No link	х	х	x N/	x	х	х
9	No link	Х	x	x N/	х	х	Х
10	No link	х	х	x N/	X	х	х
11	No link	х	х		x	х	х
12	No link	х	х	x N/	х	х	х
13	No link	х	x		x	х	Х

Title: Land reclamation and renewal

14 61 1	No.	Ir	npac	cts (over	tim	ie
IA Obj.	Nature of impacts		ort	Me			ng
1	No link	X	х	x N/	χ	х	х
2	No link	x	x	х	х	X	X
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.			N/			
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.		Impa				
5	Reclamation and renewal will improve the environment, renew the landscape and protect and enhance existing and potential biodiversity on the fourteen identified sites.		Impa				
6	Reclamation and renewal projects include measures to improve soil quality in the areas subject to reclamation.		Impa				
7	No link	Х	x	x N/	х	Х	X
8	Reclamation and renewal will improve the environment, renew the landscape and protect and enhance existing and potential biodiversity on the fourteen identified sites.		Impa			ified	
9	No link	Х	х	x N/	х	x	X
10	No link	Х	x	x N/	х	х	x
11	No link	х	X	x N/	х	х	X
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.		la-			:6: -	
13	No link	X	lmpa x	x N/	х	ified x	X

Policy: EN5
Title: Air quality

IA Oh:	Notice of improve	In	npac	ts ov	er tii	ne
IA Obj.	Nature of impacts	Sho		Med		ong
1	No link	х	х	x x	x x	X
2	No link	х	Х	x x	(X	X
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.		mna	act Ide	ntifie	
4	Improved air quality may encourage people to take part in active recreation.			act Ide		
5	No link	х	Х	x x		X
6	No link	х	х	x x	(X	х
7	No link	х	Х	x x	(X	х
8	No link	х	Х	x x	х	х
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.		mna	act Ide	ntific	
10	No link	х	х		х х	X
11	No link	х	х	x x	(X	X
12	No link	х	Х	x x		x
13	No link	х	Х	x x		X

Appendix I: Equality Impact Assessment screening of preferred policies

