

Appendix 5 - Policy development and changes

This table outlines key elements of each Core Strategy Policy. The origin of the policy content is noted, which in the majority of cases is the policy principles from preferred options Stage. Where any significant changes have been made, these have been highlighted in the comments boxes. These changes were the main focus of the impact assessments of our policies.

Policy	Summary of key points at publication stage	Origin	Comments / Changes
CP 1 Health and Wellbeing	Requirement to produce a Health Impact Assessment for EIA development. Health impacts should be considered for all other development, but no specific assessment required.	PO - CP1	Reappraisal needs to take account of reduced scope of HIA after editing panel changes.
	Supporting the provision of new and improved accommodation for community-based healthcare where such improvements are still needed.	PO - CP1	No change from preferred options to draft publication. Editing panel change slightly weakens policy clause.
	Co-location of services wherever practicable.	PO - CP2	n/a
	Focus on accessible locations in response to development at Northleigh Park / south of Hindley.	PO - CP1	Some difference in spatial focus.
	Enhancement of acute provision in Wigan & Leigh and improved access to key acute healthcare locations outside of the borough.	PO - CP1	n/a
CP 2 Open space, sport and recreation	Determine applications that would result in the loss of open space & buildings associated with sport / recreation in accordance with national policy and local standards (to be developed)	PO - CP1	Detail provided at Publication stage strengthens policy.
	Improved access to facilities and improved quality of facilities.	PO - CP1	
	Enhance boroughs 3 principle parks and township parks, aspiring to 'Green Flag' status	PO - CP1	Slight strengthening of policy.
	Enabling better allotment provision in the borough in terms of quantity, accessibility and quality.	PO - CP1	n/a
	Supporting integrated / community use of school facilities	PO - CP 2	n/a
	Maintaining and enhancing walking and cycling opportunities	PO - CP1	n/a
	Maintaining and improving other opportunities for sport and recreation activities – improving the quality of pitches and changing facilities. With play space for people who live more than 500 metres from one of the principal parks or township parks.	PO - CP1	More detail at publication stage. (E.g. play space standards). Less spatial at publication.
	Maintaining local nature reserves and other natural and semi-natural green space.	PO - CP12 PO - DM1	Semi-natural green space from CP12
CP 3 Community Facilities	Expecting community facilities to be accessible to local communities, preferably being in or around the town centre or local centre serving the area.	PO – CP 2	No significant changes.
	Resisting the loss of necessary community facilities.	Publication stage	

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Policy	Summary of key points at publication stage	Origin	Comments / Changes
CP 4 Education and Learning	Supporting proposals for new and substantially improved schools and buildings. Provision of facilities within the east-west core.	PO - CP3	Includes primary now. BSF proposals have been removed.
	Supporting the modernisation and expansion of further education provision, particularly in central Wigan and central Leigh.	PO – CP3	More spatial, focussing on Leigh as well as Wigan. HE removed.
	Improve accessibility to existing college sites on western fringe of the borough and to/from colleges in neighbouring districts.	PO - CP3	n/a
	Supporting the provision of appropriate facilities to provide specialist and vocational training and support to achieve employment / re-employment	PO - CP3	n/a
	Facilitating the use of the built and natural environment as an 'outdoor classroom'.	PO - CP3	Policy is more spatial and detailed.
	Supporting the enhancement of sporting and recreational facilities as part of education provision.	PO - CP1 / Publication	Slight change to reflect BSF going. More broad now.
CP 5 Economy & Employment	Bringing forward a range of employment... to attract, maintain and grow businesses, notably within Wigan South Central and elsewhere in the east-west core of the borough	PO - CP4	n/a
	Focusing on opportunities for specific key employment sectors in particular – X, Y, Z.	Publication	Minor change
	Providing up to 250 hectares (gross) of employment land to meet requirements	PO - CP4	A reduced employment land requirement – 275ha in CSPO.
	Safeguarding appropriate existing employment sites and buildings.	PO - CP4	n/a
	Encouraging a suitable supply of small, cost-effective premises for new business start-ups	Publication	Minor change
	Ensuring a phased approach to the availability of employment land.	PO - CP4	n/a
	Promoting Wigan, Leigh and Ashton town centres as key locations for businesses and jobs	PO - CP4	n/a
	Encouraging the provision of next generation broadband infrastructure to key employment locations.	Publication	Minor change.
	Enabling good public transport access to key employment locations both within and outside the borough for job opportunities	PO - CP4	n/a
	Seeking local labour contracts and training opportunities through planning obligations or other mechanisms as appropriate	PO - CP4	n/a

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Policy	Summary of key points at publication stage	Origin	Comments / Changes
CP 6 housing	Provide sufficient land for housing to meet the borough's requirements	PO former CP5	n/a
	Direct majority of new housing to the east-west core of the borough	PO - CP5	Now include 'Exceptional Locations' outside the e-w core
	Maximise proportion of new housing to be built on brownfield land	PO - CP5	New changes in CP6 allow greenfield development in Exceptional Locations on A580.
	Reduce proportion of empty homes and promote re-use of vacant buildings for residential use.	PO - CP5	n/a
	By making key interventions as may be required, maintain a 5 year supply of housing land.	PO - CP5	n/a
	Ensuring high quality housing, effectively integrated with its surroundings, making places where people want to live.	PO - CP2	n/a
	Ensuring a mix of house types, sizes, tenures and affordability, special needs housing, extra-care and lifetime homes.	PO - CP5, PO - CP10	Changed emphasis
	Requiring developers to provide affordable housing on site, or alternatively a payment in-lieu of on site provision.	PO - CP5 PO - CP10	Modified to remove requirement for AH provision on 'other sites'
	Provide new sites for Gypsies, Travellers and Travelling Showpeople through an Allocations Plan, in line with evidenced need.	PO - CP5	n/a
CP 7 Accessibility	Maximise capacity, efficiency and safety of road network. Reducing adverse impact of transport on communities, town centres and the environment	PO - CP7	No major content changes. Policy wording tightened and improved.
	Maximising use of existing rail network for travel and freight around the borough and to key locations outside		
	Promoting accessibility improvements across the borough especially within our town centres and to/from key cross boundary locations such as Manchester, Bolton, St Helens, Warrington Liverpool and Preston, particularly by public transport.		
	Developing and enhancing off-road networks of walking / cycling		
	Ensuring provision of appropriate provision of parking for cycles, motorcycles, cars, coaches, vans and lorries.		
	Enabling better interchange.		
	Enabling 'equality of access' to our transport networks and facilities for disabled people and other vulnerable groups.		
	Developing and implementing a Transport Strategy for the borough.	Publication	New.
	<p>1 Promoting and seeking the delivery of the following major transport infrastructure interventions:</p> <ul style="list-style-type: none"> • The A49 Diversion • Wigan Inner Relief Road • Saddle Link Road • Wigan Transport Hub • Westleigh-Atherleigh Way link • Westleigh-Leigh Road-Liverpool Road link • Leigh-Salford- Manchester Guided Busway 	PO - CP7	
Enabling the provision of infrastructure for electric vehicles, such as charging points.	Publication	In line with CP14 evidence base. Significant addition.	

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Policy	Summary of key points at publication stage	Origin	Comments / Changes
CP 8 Green Belt and Safeguarded Land	Development only allowed in accord with national policy.	PO - CP8	No significant change
	Removal of land at M6 motorway south of Wigan from Green Belt	Publication	Significant new change
	Review of SG land and boundaries delegated to Allocations DPD.	Publication	Significant new change
	Safeguarded Land policy in accord with national policy continued. Parts of Northleigh site removed from safeguarding.	PO - CP8	No significant change
	Infill in washed over Green Belt settlements (Haigh & Bickershaw)	PO - CP8	No significant change
	10 M.E.D.'s continue but 2 new ones, boundaries to be defined in Allocs doc.	PO - CP8	No significant change
CP9 Strategic Landscape and Green Infrastructure	Strengthening the landscape character of the borough	PO - CP9	No significant change
	Safeguarding and managing land to support a diverse range of wildlife.	PO - CP9	Strengthens Biodiversity part of policy
	Identifying key areas to store flood waters away from homes, businesses and indoor community facilities	PO - CP15	Strengthens using the role of GI
	Enhancing and extending networks and other access in ways compatible with each other and other uses	PO - CP9	Slight strengthening of policy
	Developing and improving networks of smaller scale, urban green infrastructure including parks, gardens, allotments, street trees and green roofs.	Publication Ref to Green roofs – PO CP15 Ref to Open space, sport and rec – PO CP1	Strengthens the policy
	Incorporating measures that will help reduce the extent of climate change and/or adapt to a changing climate.	PO - CP9	Expands on climate change aspect
CP10 Design	Incorporating new green infrastructure in larger areas of new development, to help secure lasting regeneration and/or economic development.	PO - CP9	Expands point with more detail specific to regen/econ development
	Development should be distinctive to character & identity of Wigan and perform well against design standards.	PO - CP10	More detail provided at this stage
	Robust and easy to maintain	PO - DM6	Slight word change
	Includes measures to tackle and adapt to climate change and conserve natural resources and performs well against established national standards for sustainability.	PO – CP10 PO - DM6	More detail provided - strengthens policy
	Accessible for all in terms of movement and the creation of legible built environments	PO - CP10 PO - DM6	No significant change
	Reduce the risk of crime and anti social behaviour.	PO - CP2 PO - DM6	Avoids policy duplication
	Incorporates high quality landscaped streets.	PO - CP9	Emphasises the importance of landscape in design
	Makes provision for servicing uses, waste storage and collection	PO - CP10	No significant change
Incorporates public art	PO - DM6	Slight word change	

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Policy	Summary of key points	Origin	Comments / Changes
CP 11 Historic Environment	Encouraging the sympathetic and appropriate re-use of existing buildings and structures	PO11	No significant change.
	Promoting the value of our historic environment through signing, interpretation, public art and other measures as appropriate.	Publication	Sustainability appraisal suggestion at last stage.
	Conserving, protecting and enhancing our heritage assets and their settings, including historic landscape characteristics.	PO CP11	Slight change in wording.
CP 12 Wildlife Habitats and Species	Protecting internationally, nationally, regionally and locally designated sites	PO - CP 12	No significant change – spatial info re: LNRs in CP 2
	Protecting and enhancing habitats and species identified as important nationally, regionally or locally, notably in Greenheart and other specified areas	PO - CP 12	Spatial information added
	Functional networks of habitats including cross-boundary and protecting features of value	PO - CP 12	Change to wording to detail features
	Opportunities for wildlife in new development	PO - CP 12	Change of bullet point 12 in CP 12
	Enabling wildlife habitats and species to adapt to climate change	Publication	New clause
	Tackling invasive species	PO - CP 12	No significant change
	Enable appreciation, enjoyment and learning about wildlife and geodiversity, notably in Greenheart and other specified areas	PO - CP 12	Addition of geodiversity
CP 13 Low Carbon Infrastructure	General support for increased low carbon energy supply. Determine plans in accordance with national policy.	PO CP 13	Less spatial, less locally specific.
CP14 Low Carbon Development	Following the energy hierarchy.	PO - CP 13	No significant change.
	Achieving Carbon reduction targets beyond Part L (15%) Threshold of 10 units and 700sqm. Relates to low carbon technologies.	Publication	No significant change.
	Setting up a carbon fund for allowable solutions.	PO - DM7	No significant change
	Ability to require connection to a heat network.	PO - CP 13	No significant change.
	Design to account for future installation of technologies.	Publication	New clause.
	Requiring higher targets where opportunities are identified.	PO - CP 13	No significant change.
CP 15 Waste	Moving waste treatment up the waste hierarchy	PO - CP 14	No significant change.
	Identifying sites for waste management	PO - CP 14	No significant change.
	Promoting site waste management plans	PO - CP 14	No significant change.
CP 16 Coal, rock, sand and gravel	Contributing to Greater Manchester's apportionment of aggregates and the maintenance of its land bank.	PO - CP15	No significant change.
	Promoting efficiency in the use of minerals	PO - CP 15	No significant change.
	Safeguarding sites and areas for mineral extraction, storage & transfer.	PO - CP 15	No significant change.
	Ensuring restoration and aftercare of sites	PO - CP 15	No significant change
	Not allowing peat extraction on remnant mossland and giving greater protection to peat in other areas where extraction is proposed.	PO - CP 15 / Publication	Slight strengthening of policy.

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Policy	Summary of key points	Origin	Comments / Changes
CP17 Flood Risk	<p>We will help reduce the risk of flooding from all sources, notably in our flood zones 3 and 2, our critical drainage areas, and other areas vulnerable to surface water flooding, including locations downstream by ensuring that development:</p> <ol style="list-style-type: none"> 1. Follows a sequential approach. 2. Is supported by a detailed Flood Risk Assessment. 3. Incorporates appropriate mitigation and/or management measures to achieve, where possible, a reduction in flood risk overall. <p>Development on Greenfield sites should not increase the rate of surface water run-off. On 'brownfield', a reduction of 50% will be sought.</p>	PO - CP15	Publication stage policy adds clarity through surface water run off targets.
CP18 Environmental Protection	Protecting our 'best and most versatile' agricultural land in accordance with national policy	PO - CP15	No significant change
	Safeguarding and improving soil quality, through the development process and land management techniques	PO - CP15	No significant change
	Actively seeking the reclamation and re-use of derelict and other previously-developed sites to bring land back into positive use	PO - CP16	Change of wording (Stronger)
	Tackling land contamination, primarily on sites affected by past industrial uses, by promoting the appropriate re-use of sites, supporting the identification of contamination and requiring appropriate remediation	PO - CP16	No significant change
	Managing air quality, particularly in our Air Quality Management Areas along main roads, in order to reduce exposure to poor air quality, including by minimising the air pollution and carbon dioxide emissions likely to arise from new development.	PO - CP16	No significant change other than deleting the requirement of measures as these will come forward in a more detailed DPD
	Ensuring that new development does not give rise to the pollution of any watercourse, groundwater or mossland or result in the transfer of contaminated run-off to surface water sewers.	PO - CP16	No significant change (deleted reference to foul for accuracy)
	Supporting strategies, projects and plans to improve water quality within the Rivers Douglas and Mersey and their tributaries.	PO - CP16	No significant change
	Ensuring that new development is planned and designed so that it does not have an undue adverse impact on amenity and quality of life and/or that it will not itself be impacted upon in such a way by existing uses.	Publication	Strengthens policy. This also takes into account noise and light, in the supporting text.
CP 19 Developer contributions	Ensure that development contributes to off-site works	PO - DM 8	No significant change
	Levy development to fund infrastructure	PO - DM 8	No significant change

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Policy	Summary of key points	Origin	Comments / Changes
SP1 Core Spatial Policy	Development will be directed primarily towards the east-west core of the borough in order to achieve transformational regeneration and create attractive places for people to live and businesses to locate and thrive.	PO - SP1	Changes to focus of strategic development within some parts of the core area. No other significant changes.
SP2 Our town and Local Centres	Wigan is the prime location for shopping, offices, commercial services, education, leisure and cultural uses serving the west and centre of the borough and its wider hinterland. Delivery through the Wigan Area Action Plan will seek to improve the quality of the environment, better integrate public transport services, and enhance viability.	PO - SP2 PO - SP3	Policy is less prescriptive than at preferred options stage but retains most of the core principles. Detail to come forward in AAP.
	Leigh is a main town centre. It will be enhanced as the focus for shopping, offices, commercial services, education, leisure and cultural uses serving the east of the borough. Delivery through an Area Action Plan will review the town centre boundary.	PO - SP7 PO - CP 6	Reference to specific developments at preferred options stage removed.
	Ashton will be enhanced as the focus for shopping, offices, commercial services, leisure and cultural uses serving the south-west of the borough. The quality of the town centre environment and the connections between different parts of it will be improved. This will be helped by taking opportunities to reduce the impact of through traffic on the town centre.	PO - SP11 PO - CP 6	Reference to strategic sites and other specific developments at preferred options stage removed.
	Atherton, Golborne, Hindley, Pemberton, Standish and Tyldesley are smaller town centres. They will be maintained and enhanced as the focus for a range of uses serving their respective communities.	PO - CP 6	Less specific policy than preferred policy principle CP6.
	We will review local centres - including boundaries and whether there is a need for a separate tier of smaller 'neighbourhood centres' in our Allocations development plan document.	Publication	
	Local Centres will be safeguarded by promoting and supporting schemes that retain their core 'convenience' focus for their local areas.	PO - CP 6	Less specific than preferred policy principles CP6. Residential element covered by core policy for housing. No longer explicit report for independent retailing.
SP3 North Leigh	Around 70 hectares of development. Mainly housing and open space.	PO - SP6	Greater area than proposed at Preferred Options (59 ha)
	Comprehensive remediation or mitigation of landfill, landfill gas, colliery spoil, mine shafts, coal seams and geological fault within the site.	Publication	New clause to reflect site conditions.
	high environmental standards in terms of energy efficiency, design and low carbon technologies	Publication	Reflects requirements of Core Policy CP14
	The provision of appropriate community facilities.	Publication	Reflects requirements of Core Policy CP3
	The provision of an appropriate level of affordable housing.	Publication	Reflects requirements of Core Policy CP6.

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Policy	Summary of key points at publication stage	Origin	Comments / Changes
SP4 Broad Locations	A location for housing and employment development of up to 124 hectares at 'South of Hindley'.	PO - SP5	
	A location of up to 45 hectares, for housing development at 'East of Atherton'.	PO - SP9	More detail provided. Allotment provision no longer mentioned.
	A location of up to 28 hectares for housing development at 'Garrett Hall'. A substantial proportion of the site will be required for strategic 'green infrastructure'.	PO - SP10	Contributions towards Leigh Guided Busway no longer a definite clause. Release for housing not reliant upon completion of Leigh Guided Busway.
	A location of up to 45 hectares for employment development with the possibility of some housing, which will cross-subsidise the provision of infrastructure, including a bypass route for Bryn Cross to/from Bryn Road and the South Lancs Industrial Estate.	PO - SP11	No significant changes.
	A location of around 40 hectares for high quality industrial and logistics (storage and distribution) development at 'M6, south of Wigan'.	Publication.	New broad location that replaces 'the Bell'
	At 'East Lancs Corridor' location for housing primarily of lower density and higher value to help balance the housing market and enable a share of the value of that development to be invested in the delivery of essential infrastructure in the east-west core.	Publication.	New Broad Location.
SP5 Greenheart	The Greenheart of the borough will be developed as a high quality countryside park that helps boost the borough's image, supports regeneration and encourages healthier lifestyles	Publication stage and various core policy principles (preferred options stage)	Greenheart is a key component of the spatial strategy for the borough. This new spatial policy provides greater focus.