

Appendix F: Sustainability appraisal of the proposed minor changes to the Draft Core Strategy, August 2011

Introduction

This document appraises the proposed minor changes to the Draft Core Strategy in terms of sustainability. This appraisal has been undertaken using the following process:

- Assess each change in turn and determine whether it was clear what the suggested change was and, in light of that, decide whether it warranted further investigation.
- Further investigation would be warranted if it was unclear how the change would alter the strategy or if it was clear that it would have a major change.
- All those which warranted further investigation were analysed to see if they did affect the initial Sustainability Appraisal of the Core Strategy and an opinion was given

This appraisal is set out in Table 1 overleaf.

Table 1: Sustainability Appraisal of the proposed minor changes to the Draft Core Strategy

Change reference number	Type	Policy or chapter	Change	Reason and representation number (where relevant)	Initial SA opinion	Final SA Note
1.01	T	Contents Page	Include 'Key Diagram' in contents and show page number.	For clarity	Not a significant change	Editing for clarity
1.02	T	Contents Page	Identify 'Replacement of saved Unitary Development Plan policies' clearly as 'Appendix' A.	For clarity	Not a significant change	Editing for clarity
1.03	T	Chapter One	Delete the sixth word 'the' in paragraph 1.10.	Repeated word	Not a significant change	Editing for grammatical purposes
1.04	T	Chapter Three	Change 'Worsley' to 'Worsley Hall' in paragraph 3.25.	For accuracy	Not a significant change	Editing for clarity
1.05	T	Chapter Four	Remove the underlining from the study titles in the bulleted paragraphs under paragraph 4.2.	For clarity	Not a significant change	Editing for clarity
1.06	R	Chapter Six	Remove the final bullet point statement in the Spatial Vision.	Effective repeat of previous bullet point text, DCS2795	Not a significant change	Editing for grammatical purposes
1.07	R	(Chapter Eight) Policy SP1	Delete the reference to the proposed Parkside Rail Freight Interchange on the Key Diagram.	To resolve an inaccuracy, DCS257 and DCS335, and remove unnecessary detail	Not a significant change	Only a change to a map to remove previously promoted site outside the borough
1.08	T	Policy SP1	Add Greenslate Meadows, Orrell; Three Sisters; and Low Hall Park as Local Nature Reserves on the Key Diagram and a reference to the key being on the adjacent page.	For completeness	Not a significant change	Only a change to map to highlight existing locations
1.09	T	Policy SP1	Include an explanation of the number against the illustration for 'New Transport Infrastructure' (Policy CP7) in the key to the key diagram. The number relates to the clause and sub-clause concerned in policy CP7.	For clarity	Not a significant change	Editing for clarity

1.10	T	Policy SP1	Delete the duplicate 'used' in the second column of the 'Key delivery items' table.	Repeated text	Not a significant change	Editing for grammatical purposes
1.11	R	Policy SP3	In the first sentence, after 'Northleigh Park' insert 'and shown on the Proposals Map' and after 'forward' insert 'in phases'.	For accuracy, in order to include all land involved, to identify existing employment and to reflect expected delivery, DCS2914.	Not a significant change	Editing for clarity
			Beneath the bullet points insert 'Also included in the allocation are the existing employment uses at Leigh Road, and any redevelopment of which would be additional to the development set out above.'		Investigate further	Current development in the area highlighted. The addition of this detail improves the connectivity between current and proposed development.
			Add 'and a local centre' to the end of clause 6.		Investigate further	A 'local centre' may alter the required supporting infrastructure for the area's development, especially in terms of transport and accessibility. However, the SA already acknowledges this appropriately.
			Insert a new second sentence in the final paragraph of the policy beneath clause 8 to state: 'Delivery will be on a phased basis which is expected to follow the phasing in the 'Key delivery items' table below.'		Investigate further	Editing for clarity
			Insert new paragraph 8.13, as follows: 'The allocation site includes the existing employment uses on Leigh Road of around 3.5 hectares. Any redevelopment of this site for employment would be additional to the hectares stated in the policy.'		Investigate further	Current development in the area highlighted. The addition of this detail improves the connectivity between current and proposed development.

			Add new final sentence to existing paragraph 8.13, as follows: 'The development will also benefit from the provision of a local centre, comprising a range of community facilities such as doctor's surgery, pharmacy, retail units and small scale employment uses.'		Investigate further	A 'local centre' may alter the required supporting infrastructure for the area's development, especially in terms of transport and accessibility. However, the SA already acknowledges this appropriately.
			Insert new paragraph 8.16: 'The link road will be provided in two sections – section A from Leigh Road to Westleigh Lane and section B from Westleigh Lane to Atherleigh Way. The Council will determine the trigger points for the completion of these link roads based upon traffic modelling and transport assessments. Section B will need to be in place on the completion of a certain number of houses. This residential development would be accompanied by around half of the green infrastructure provision and the local centre as the first phase of delivery in the first half of the plan period. Phase 2 of the development will provide section B of the link road together with the balance of housing, green infrastructure and employment in the remaining plan period.'		Investigate further	Clarity on road names needed. The SA already acknowledges transport infrastructure issues appropriately.
			Insert new paragraph 8.17: 'The 'Key delivery items' table below shows two phases for the purposes of the Core Strategy plan period. It is recognised that actual delivery through planning application(s) may involve a larger number of sub-phases in practice.'		Not a significant change	Editing for clarity
			Renumber paragraphs accordingly to reflect paragraphs added.		Not a significant change	Editing for grammatical purposes.

			In the 'Key delivery items' table:			
			Row 1, column 1, add 'including local centre' after 'housing'		Not a significant change	A 'local centre' may alter the required supporting infrastructure for the area's development, especially in terms of transport and accessibility. However, the SA already acknowledges this appropriately.
			Row1, column 4, replace text with: 'Phased development of site as follows: Phase 1 – An agreed number of housing units depending upon transport assessments, and provision of a local centre. Phase 2 – Balance of housing and 8 hectares of employment development.'		Investigate further	Editing for clarity. Recognises the need for supporting infrastructure to ensure sustainability. SA acknowledges appropriately
			Row 1, column 5, replace text with: 'Years 0 – 7' (alongside Phase 1 in column 4) and 'Years 8–15' (alongside Phase 2 in column 4).		Not a significant change	Editing for clarity
			Row 2, column 4, replace text with: 'Phased development of site as follows: Phase 1 – 50% of green infrastructure. Phase 2 – 50% of green infrastructure.'		Not a significant change	Editing for clarity
			Row 2, column 5, replace text with: 'Years 0–7' and 'Years 8–15.'		Not a significant change	Editing for clarity
			Replace Row 3 as follows: column 1: 'Section A of link road from Leigh Road to Westleigh Lane'; column 2: '£3.8 million funded by developers and landowners.'; column 3: 'Private developers, landowners, Wigan Council.'; column 4: 'Phase 1 development conditional on provision of section A.'; column 5 'Years 0–7.'		Investigate further	This has amended the overall approach but not the fundamentals of the delivery of a connection between Leigh Road and Atherleigh Way. Discussions with Transport Strategy indicate the changes in developer and landowner funding are to reflect a more realistic cost.

			Insert new row 4: column 1: 'Section B of link road from Westleigh Lane to A579 Atherleigh Way.'; column 2: '£5 million funded by developers and landowners.'; column 3: 'Private developers, landowners, Wigan Council.'; column 4: 'Phase 2 development conditional on provision of section B.'; column 5: 'Years 8–15.'		Investigate further	This has amended the overall approach but not the fundamentals of the delivery of a connection between Leigh Road and Atherleigh Way. Discussions with Transport Strategy indicate the changes in developer and landowner funding are to reflect a more realistic cost.
			Policy SP3 with the changes proposed is set out in full at the end of this table.			
1.12	R	Policy SP4	Replace 'A58' with 'A579' in the text under the heading '2. East of Atherton'.	Correction, DCS17	Not a significant change	Editing for clarity
1.13	R	Policy SP4	Amend the policy text under sub-heading '5. Junction 25, M6 motorway, south of Wigan' as follows:	In recognition of the concerns raised by objectors including DCS548 and DCS552.		
			In the first sentence, replace '40' hectares with '30' hectares and replace 'industrial and logistics (storage and distribution) development' with 'employment park comprising offices, industrial, manufacturing and logistics'.		Investigate further	This essentially reduces the size of the proposed development area. The original SA is acceptable as it covers the impacts of a development at this location. Whilst the benefits of development such as tackling deprivation in the local area and improving accessibility, for instance, may not be as great, detrimental impacts such as energy and air quality, for example, may also be lessened.
			Replace the second sentence with 'Development will be focused on the land to the west of the A49, Warrington Road. Any proposals must incorporate appropriate mitigation measures including the siting, design and orientation of buildings and the use of substantial effective landscaping and green barriers, in order to minimise the impact of development on the amenity of nearby residential areas. The proportion of the different types of employment use and how they will be controlled, along with the detailed boundaries of the land to be removed from the Green Belt, will be determined in a		Investigate further	

			subsequent development plan document.'			
			In paragraph 8.24: in the second sentence add 'focused' after 'sites'; 'a' after 'allocated for'; and 'employment park comprising offices,' after 'high quality'; and 'manufacturing' after 'industrial' and delete '(storage and distribution) development'.		Not a significant change	Does not affect opinion of original SA
			Delete the third sentence 'To the west it could form an extension to Wheatlea Industrial Estate and to the east an extension of Derbyshire Farm Business Park.'		Not a significant change	Does not affect opinion of original SA
			In the final sentence, replace 'be located and designed carefully, including the provision of green buffers' with 'incorporate appropriate mitigation measures including the siting, design and orientation of buildings and the use of substantial effective landscaping and green barriers.'		Investigate further	Does not affect opinion of original SA - strengthens sustainability approach
			Policy SP4 with the changes proposed is set out in full at the end of this table.			
1.14	R	Policy SP4	At the beginning of the second paragraph under the sub-heading '6. East Lancashire Road corridor', add 'broad' between 'The' and 'site'.	To distinguish between the broad site options and future development site options that may be part of a broad site, DCS2935	Not a significant change	Editing for clarity
1.15	R	(Chapter Nine) Policy CP2	In clause 3 add 'the quality of' after 'enhancing' and add 'currently one hectare per 1,000 population' after 'accessibility' in paragraph 9.11.	To strengthen policy, DCS2781	Not a significant change	Editing for clarity.
1.16	T	Policy CP2	Add 'Three Sisters' to the Local Nature Reserves listed in the table in the supporting text entitled 'Principal Parks, Township Parks and Local Nature Reserves in Wigan Borough'.	To update with a recently designated Local Nature Reserve.	Investigate further	Changes designation of a site already identified as important in terms of the natural environment. Does not affect SA

1.17	T	Policy CP2	Replace 'Improving sports pitch and non-pitch sports provision' with 'Improving provision for pitch and non-pitch sports' in first column, fourth row of the 'Key delivery items' table.	For clarity	Not a significant change	Editing for grammatical purposes
1.18	T	Policy CP2	Delete duplicate 'resources' in the second column, final row of the 'Key Delivery Items' table.	Repeated text	Not a significant change	Editing for grammatical purposes
1.19	T	Policy CP7	Replace the text at sub-clause 1.5 with 'A579 Atherleigh Way to the A578 Leigh Road link.'; replace the text at sub-clause 1.6 with 'A578 Leigh Road to the A58 Liverpool Road link.'; and amend rows five and six of column one in the Key delivery items' table accordingly.	For consistency of description with Policies SP3 'Northleigh Park' and SP4 1. South of Hindley'.	Not a significant change	Editing for clarity
1.20	T	Policy CP7	In paragraph 9.41, delete 'and suffers from congestion on key routes at key times'	For clarity as it is effectively duplicated by the following sentence	Not a significant change	Editing for clarity
1.21	T	Policy CP7	Update the beginning of the first sentence of paragraph 9.45 to read: 'The Council is producing a Transport Strategy...'	To update with progress on the Transport Strategy	Not a significant change	Editing for clarity
1.22	T	Policy CP7	Delete the duplicate 'involvement' in the third column, thirteenth row of the 'Key delivery items' table.	Repeated text	Not a significant change	Editing for grammatical purposes
1.23	R	Policy CP7	Replace '£7.7 million' with '£8.8 million' in the second column, fifth row of the 'Key delivery items' table.	To ensure consistency with change 1.11 to policy SP3, DCS2914	Not a significant change	Editing for clarity
1.24	R	Policy CP8	Delete 'Outside of the 'east-west core' at the beginning of the fifth paragraph of the policy; add 'in whole or in part' after 'allocated' in the last sentence of paragraph 9.50; and delete 'outside of the east-west core' in paragraph 9.53.	To remove ambiguity, DCS25 and DCS2926	Not a significant change	Editing for clarity
1.25	R	Policy CP10	In clause 3 delete 'as best as it is able'.	To strengthen the policy,	Not a significant change	Editing for clarity

			In clause 4 delete 'as best as it is able' and add 'and national carbon reduction targets.'	DCS2784 and DCS2852	Investigate further	Editing for clarity. Ensures national approach to carbon reduction is considered
1.26	R	Policy CP12	Reword the first line of the policy as: 'We will help wildlife to prosper and safeguard important geological features, by:', and insert 'and features beneficial to geological conservation' after 'habitats' in clause 6 of the policy.	To ensure that the policy content relates fully and to ensure that geological features are fully considered, DCS2785	Investigate further	Strengthens the policy. Does not alter SA
1.27	R	Policy CP12	In clause 1, replace 'Astley and Bedford' with 'Manchester'.	For accuracy and to fully implement the recommendations of the Habitats Regulation Assessment,	Not a significant change	Editing for clarity
			In paragraph 9.73, replace 'Astley and Bedford' with 'Manchester'.	DCS2782 and DCS2786	Not a significant change	Editing for clarity
			Insert new paragraph 9.77 to read: 'In recognition of the special value of the Manchester Mosses Special Area of Conservation, the need for air quality assessments including in-combination assessments in relation to road traffic and diffuse air pollution, will be reviewed for all development in the south-eastern part of the borough. Any proposals which are identified as having the potential to impact negatively on the Special Area of Conservation as identified in our Habitats Regulation Assessment, will require a full assessment and any negative impact will need to be mitigated effectively.'		Investigate further	This strengthens the natural environment considerations of the Sustainability Appraisal
			Renumber subsequent paragraphs accordingly.		Not a significant change	Editing for clarity
1.28	R	Policy CP12	Replace 'English Nature' with 'Natural England' and add 'Environment Agency' in the first row, third column of the 'Key delivery items' table.	For accuracy, DCS2873	Not a significant change	Editing for clarity

1.29	T	Policy CP14	Replace paragraphs 9.90 – 9.97 with the following three paragraphs:	For clarity	Investigate further	This has edited the paragraphs for grammatical purposes but also included the need for new development to consider current infrastructure. This should strengthen the policy. It is covered by the original sustainability appraisal
			“In some situations on-site measures may not meet the carbon reduction target. Greater carbon mitigation may be achieved through contributing to or developing an ‘off-site’ solution. The developer has the option of mitigating carbon through a range of off-site ‘allowable solutions’, such as investments in low and zero carbon community heat infrastructure or an off-site wind turbine. New development should consider the viability of making use of low carbon and renewable energy infrastructure already in operation or granted planning permission.			
			As it is a key requirement to reduce carbon emissions, all viability issues will need to be clearly stated in a viability statement and will be scrutinised. For instance, where there are suitable conditions to support the development of district heat networks, developers will be encouraged to explore the feasibility and viability of such opportunities. To minimise costs, this could be a joint assessment of viability taking into account affordability issues. Innovative funding and investment solutions should be explored as capital costs should not prejudice good longer-term solutions.		Investigate further	
1.30	N	Policy	If an off-site solution is decided upon, or specific opportunities are identified, a higher carbon reduction target may be negotiated subject to prevailing evidence of opportunities and viability.	To comply with the	Investigate further	This does not materially
			Renummer subsequent paragraphs accordingly.			
			Reword sub-clauses 1.1 – 1.4 as follows:		Investigate further	

		CP15	<div>1. preparing for re-use, before</div> <div>2. recycling, before</div> <div>3. other recovery, before</div> <div>4. disposal, as a last resort.'</div>	revised waste hierarchy in national planning policy (PPS 10)	<div>Investigate further</div> <div>Investigate further</div> <div>Investigate further</div> <div>Investigate further</div>	alter the approach to waste and as such does not alter the Sustainability Appraisal
1.31	R	Policy CP15	Insert 'ensuring waste' after 'Municipal Solid Waste Management Strategy and' in clause 2 of the policy.	For clarity, DCS85	Not a significant change	Editing for grammatical purposes
1.32	R	Policy CP16	Add new clause 4 to read: 'Facilitating the movement of minerals by rail or canal where feasible or practicable.'	To comply with national planning policy and be consistent with the emerging Greater Manchester Joint Minerals Plan, DCS86	Investigate further	
			Renumber clause 4 as clause 5.		Not a significant change	Editing for grammatical purposes
			Replace former clause 5, renumbered as clause 6, with: 'Giving due consideration to lowland bog as a valuable habitat and carbon sink and only permitting peat extraction where areas of degraded lowland bog arising from previous peat working require restoration.'		Investigate further	There may be some implication for carbon emissions but the change in wording is unlikely to make for a dramatic change. This does not alter the opinion in the original SA
1.33	R	Policy CP16	Replace the first sentence of paragraph 9.106 with 'Greater Manchester authorities are required to contribute towards the sub-regional apportionment of aggregates (0.43 million tonnes of land won sand and gravel per year and 1.32 million tonnes of crushed rock per year).'	To relate to the latest apportionment figures, DCS87	Not a significant change	Editing for clarity
1.34	R	Policy CP16	Replace text in the first column, first row of the 'Key delivery item' table with 'Working with other authorities in Greater Manchester to prepare a Joint Minerals Development Plan Document which will define mineral safeguarding areas and identify sites, preferred areas and/or areas of search for future mineral working.'	For clarity,	Not a significant change	Editing for clarity
				DCS87		

1.35	R	Policy CP17	In the final sentence of paragraph 9.114, add 'and' between 'surfacing' and 'implementing', delete all words after 'systems' and add a new final sentence to read: 'Wherever practicable, developers will be encouraged to use low carbon, soft engineering sustainable drainage systems, such as ponds, swales, wetlands and retention basins.'	In recognition of the matter raised, DCS2853, DCS2917	Not a significant change	Editing for clarity
1.36	R	Policy CP18	In clause 3 insert: 'and land stability issues' after 'contamination'; 'and coal mining activities' after 'industrial uses'; and 'and stability issues' after 'contamination'.	To comply with national planning policy (PPG 14), DCS39	Not a significant change	Editing for clarity
1.37	T	Policy CP18	Replace 'Conversation' with 'Conservation' in the final sentence of paragraph 9.115.	Correction of typographical error	Not a significant change	Editing for grammatical purposes
1.38	R	Policy CP18	Replace 'standards' with 'status' in the second sentence of paragraph 9.119. policy.	For accuracy, DCS2874	Not a significant change	Editing for clarity and consistency
1.39	R	Chapter Ten	In the table, under 'Policy SP3 A key strategic site – Northleigh Park':	To ensure consistency with change 1.11 to policy SP3, DCS2914 above.		Editing for clarity
			In the second row, in the 'Targets' column, replace '0-5' with '0-7' and replace '47% years 6-10 and 3% years 8-15' with 'balance years 8-15'.		Not a significant change	Editing for clarity
			In the third row, in the 'Targets' column, replace '6-15' with '8-15'.		Not a significant change	Editing for clarity
			In the fourth row, in the 'Targets' column, replace '0-5' with '0-7' and '6-15' with '8-15'.		Not a significant change	Editing for clarity
			In the last row delete all text and replace with 'Section A of link road from the A578 Leigh Road to Westleigh Lane' in the first column and 'Years 0-7' in the second column.		Not a significant change	Editing for clarity
			Add a new final row with 'Section B of link road from Westleigh Lane to A579 Atherleigh Way' in the first column and 'to be started on completion of agreed number of houses within phase 1' in the second column.		Not a significant change	Editing for clarity