



## **Wigan Local Plan Core Strategy**

# **Sustainability Appraisal Appendix V – Appraisal of the Inspector’s modifications**

**June 2013**

Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
<b>New Policy: Presumption in favour of sustainable development</b>					
MM.P1.1	Page 37/ New policy/ before Policy SP1	<p><b><u>“Presumption in favour of sustainable development</u></b></p> <p><b><u>In considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</u></b></p> <p><b><u>Planning applications that accord with the policies in this Core Strategy and subsequent plans will be approved without delay, unless material considerations indicate otherwise.</u></b></p> <p><b><u>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision we will grant permission unless material considerations indicate otherwise, taking into account whether:</u></b></p> <ul style="list-style-type: none"> <li><b><u>• Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken</u></b></li> </ul>	Addition of new policy	Repeats National Planning Policy Framework and so adds little to Core Strategy.	Does not affect Core Strategy as it is otherwise in line with the National Planning Policy Framework. Need to appraise new policy.

		<p><u>as a whole; or</u></p> <ul style="list-style-type: none"> <li>• <b><u>Specific policies in that Framework indicate that development should be restricted.</u></b></li> </ul>			
MM.P1.2	Page 37/ New policy/ supporting text for new policy	<p><b><u>"This policy follows the approach of the presumption in favour of sustainable development set out in the National Planning Policy Framework. Subsequent policies guide how the presumption is applied locally."</u></b></p>	Addition of explanatory text for new policy	This is the statement showing it repeats the National Planning Policy Framework.	Does not affect Core Strategy as it is otherwise in line with the National Planning Policy Framework. Need to appraise new policy.

Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
<b>Policy SP1: Spatial strategy for Wigan Borough</b>					
MM.SP1.1	Page 37/ policy SP1/ first Paragraph	"...Tyldesley, <b>Astley</b> and Ashton-in-Makerfield, in order to achieve transformational regeneration and create attractive places for people to live and businesses to locate and thrive. <b><u>Beyond the east-west core, development will be focused on Golborne and Lowton and Standish.</u></b> "	Amendment and addition on text to include new areas.	Major change to the policy as it alters the spatial approach to include previously omitted areas. Investigate further.	Revise SA for SP1
	Page 37/ policy SP1/ third paragraph	"... <del>and</del> the south of the town, <del>and a broad location for new employment development alongside junction 25 of the M6 motorway, south of Wigan.</del> "	Deletion of text	Major change to the policy and it removes Junction 25. Investigate further.	Revise SA for SP1
	Page 38/ policy SP1/ fifth paragraph	"...development will be focused in <b>on</b> Platt Bridge, Hindley,..."	For clarity	Not a significant change	Editing for clarity
	Page 38/ policy SP1/ sixth paragraph	"...Atherton <del>and</del> , Tyldesley, <b>and Astley</b> , including their town centres, and..."	Addition of text to ensure consistency.	Now includes previously omitted area. Significant change.	Revise SA for SP1
	Page 38/ policy SP1/ seventh paragraph	"...new housing development <del>to complement that in the east-west core</del> is identified at the East Lancashire Road corridor <b><u>Golborne and Lowton.</u></b> "	Addition of text to ensure consistency.	Now includes amended area. Potentially significant change.	Revise SA for SP1

Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
	Page 38/ policy SP1/ New paragraph after seventh paragraph	<b><u>"In the north of the borough a broad location for new housing development is identified at Standish"</u></b>	Addition of text to ensure consistency.	Now includes previously omitted area. Significant change.	Revise SA for SP1
	Page 38/ policy SP1/ eighth paragraph	<del>"An area from north to south through the core of the borough – its Greenheart – will be enhanced as a high quality countryside park."</del>	Editing for clarity – moved to later paragraph.	Editing for clarity	Editing for clarity
	Page 38/ policy SP1/ ninth paragraph	<del>"Elsewhere in the borough, in Standish, Aspull, and Shevington, Orrell and Billinge and otherwise in Golborne, Lowton and Astley, development will be limited to....."</del>	To ensure consistency with rest of policy.	Major change as limitations on development in Standish, Golborne and Lowton and Astley are reduced considerably.	Revise SA for SP1
	Page 38/ policy SP1/ tenth paragraph	<del>"With the exception of the broad location for new employment development at the M6 motorway south of Wigan, the full extent of the Green Belt will be maintained."</del>	Editing to ensure consistency with rest of policy	Major change as exception land at J25 is removed.	Revise SA for SP1
	Page 38/ policy SP1/ following the tenth paragraph	<b><u>"An area from north to south through the core of the borough – its Greenheart – will be enhanced as a high quality countryside park."</u></b>	Editing for clarity – moved from earlier paragraph	Editing for clarity	Editing

Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
MM.SP1.2	Page 38/ policy SP1/ paragraph 8.3	"The inner area of the borough, which stretches westwards to the M6 motorway and eastwards to <del>Tyldesley and Astley the East Lancashire Road at Mosley Common</del> - our east-west core - ..."	Addition of text to ensure consistency.	Now includes previously omitted area. Significant change.	Revise SA for SP1
	Page 39/ policy SP1/ new paragraph following paragraph 8.4	<b><u>"Outside the east-west core, a limited amount of new housing is to be developed at Golborne and Lowton and Standish. This will expand the range and choice of sites available for new housing whilst bringing flexibility in the supply of land to meet the borough's housing needs."</u></b>	Addition of text to ensure consistency.	Now includes previously omitted areas. Significant change.	Revise SA for SP1
	Page 40/ policy SP1/ Key diagram	See former and modified key diagrams in annex under main modification MM.SP1.2	Editing for clarity.	Editing for clarity.	Editing for clarity.

Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
<b>Policy SP2: Our town and local centres</b>					
MM.SP2.1	Page 42/ policy SP2/ first paragraph	"Our town centres will be enhanced as thriving, attractive and locally distinctive places, which can support a broad range of activities. Within these centres we will support proposals to improve their prosperity. <b><u>New retail development and other main town centre uses will be directed to our town and local centres.</u></b> "	Editing for clarity	Editing for clarity	Editing for clarity
	Page 42/ policy SP2/ second paragraph, second sentence (under sub- heading 'Wigan')	"It will be enhanced as the prime location for shopping, offices, <del>commercial services,</del> education, leisure, <b><u>entertainment, arts, tourism</u></b> and cultural uses serving the west and centre of the borough and its wider hinterland. Our <del>Area Action Plan for 'Wigan Central' will include the town centre, the Pier Quarter and the Wallgate area and</del> <b><u>subsequent local plan</u></b> will review the town centre boundary. <del>It will</del> <b><u>and</u></b> contain detailed policies to:"	Editing for clarity on example use	Editing for clarity	Editing for clarity
	Page 42/ policy SP2/ third paragraph, second sentence (under sub- heading 'Leigh')	"It will be enhanced as the focus for shopping, offices, <del>commercial services,</del> education, leisure, <b><u>entertainment, arts, tourism</u></b> and cultural uses serving the east of the borough." <del>"In our Area Action Plan for Leigh Central, we</del> <b><u>Our subsequent local plan</u></b> will review the town centre boundary, notably to the south and east, and develop detailed policies to:"	Editing for clarity on example use	Editing for clarity	Editing for clarity

Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
	Page 43/ policy SP2/ fourth paragraph, second sentence (under sub- heading 'Ashton-in- Makerfield')	"It will be enhanced as the focus for shopping, offices, <del>commercial services,</del> leisure, <b>entertainment, arts, tourism</b> and cultural uses serving the south-west of the borough."	Editing for clarity on example use	Editing for clarity	Editing for clarity
	Page 43-44/ policy SP2/ last paragraph (under sub heading Out-of- centre develop- ment)	"Outside the boundaries of these centres, proposals for retail and other <b>main</b> 'town centre uses' will be determined in accordance with national planning policy, as appropriate <b>only be permitted where the requirements of national planning policy can be satisfied. Specifically, proposals will be subject to a sequential test and will be assessed with regard to their impact on town centre investment, vitality and viability.</b> "	Reiterates need to abide by national planning policy	Editing for clarity	Editing for clarity
MM.SP2.2	Page 44/ policy SP2/ new paragraph before paragraph 8.7	" <b><u>The Wigan Borough Retail and Leisure Study of 2007, updated in 2009, provides a detailed analysis of retail and leisure provision within the borough and identifies the future capacity for additional floorspace within individual town centres up to 2027. However, partly due to changes in shopping patterns, store formats and new technology, there is a need to treat these longer term projections with caution.</u></b> "	Editing to better reflect current position and evidence	No substantial difference made but the evidence base may have changed	Check SA of SP2 for consistency especially in the long term



Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
	Page 44/ policy SP2/ paragraph 8.7	<del>Work has started on our Wigan Central Area Action Plan that will set out where, how and when beneficial development can be accommodated within an expanded centre.</del>	Editing for clarity	Editing for clarity	Editing for clarity
	Page 44/ policy SP2/ new paragraph after paragraph 8.7	<b><u>"Within the 5 years to 2016 there is limited capacity for additional retail floorspace within Wigan town centre; although in the longer term this capacity will increase. In this context, our subsequent local plan will examine how the quality and attractiveness of the town centre retail offer can be improved."</u></b>	Editing to better reflect current position and evidence	No substantial difference made but the evidence base may have changed	Check SA of SP2 for consistency especially in the long term
	Page 44/ policy SP2/ paragraph 8.8, second sentence	<del>"Construction is underway on a new retail/leisure development on the edge of the centre which will help with the regeneration of the centre."</del>	Editing for clarity	Editing for clarity	Editing for clarity
	Page 44/ policy SP2/ end of paragraph 8.8	<del>"We will identify a number of areas for investment and improvement and set out the required actions to create a more accessible and attractive centre in the Leigh Central Area Action Plan</del> <b><u>our subsequent local plan. The identified short term retail capacity for Leigh town centre has been met by the recent retail and leisure development at Spinning Jenny Way. We will determine how the longer term capacity can be met in that subsequent plan."</u></b>	Editing to better reflect current position and evidence	No substantial difference made but the evidence base may have changed	Check SA of SP2 for consistency especially in the long term

Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
	Page 44-45/ policy SP2/ end of paragraph 8.9	"...as a main town centre. <b><u>Further detailed work will be carried out to examine how new retail development, which will increase Ashton's market share and improve its attractiveness, can best be accommodated within the area.</u></b> "	Editing to better reflect current position and evidence	No substantial difference made but the evidence base may have changed	Check SA of SP2 for consistency especially in the long term
	Page 45/ policy SP2/ beginning of paragraph 8.10	"Our other <b><u>smaller</u></b> town centres and local centres..."	Editing for clarity	Editing for clarity	Editing for clarity
	Page 45/ policy SP2/ end of paragraph 8.10	"...of neighbourhood centres. <b><u>In the short term, there is limited capacity for new retail development in the smaller town centres, based on their current market shares. However, in the longer term, this capacity will increase.</u></b> "	Editing to better reflect current position and evidence	No substantial difference made but the evidence base may have changed	Check SA of SP2 for consistency especially in the long term
	Page 45/ policy SP2/ after paragraph 8.10	<b><u>"In addition, there are a number of smaller groups of shops across the borough that offer an important local service and might appropriately be safeguarded by the development plan, either as local centres or as a separate 'tier' of neighbourhood centres. Additional capacity within these local and neighbourhood centres is minimal and the emphasis will be on safeguarding their convenience shopping role.</u></b>  <b><u>New retail or other town centre development should be of a scale and character appropriate to the size of the centre and its catchment and the centre's</u></b>	Editing to better reflect current position and evidence	No substantial difference made but the evidence base may have changed	Check SA of SP2 for consistency especially in the long term

	Page 45/ policy SP2/ after paragraph 8.11	<p><b><u>position within the retail hierarchy.”</u></b>  <b><u>“Main town centre uses are defined as: Retail development (including warehouse clubs and factory outlet centres); leisure and entertainment facilities (including cinemas, restaurants, bars and clubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).”</u></b></p>	Editing to better reflect current position and evidence	No substantial difference made but the evidence base may have changed	Check SA of SP2 for consistency especially in the long term
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Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
<b>Policy SP3: A key strategic site – Northleigh Park</b>					
MM.SP3.1	Page 47/ policy SP3/ first paragraph	"...known as 'Northleigh Park' <b>and shown on the Proposals Map</b> will be brought forward <b>on a phased basis</b> for a comprehensive high quality development..."	For accuracy, in order to include all land involved, to identify existing employment and to reflect expected delivery	Not a significant change	Editing for clarity
	Page 47/ policy SP3/ bullet points under first paragraph	<ul style="list-style-type: none"> <li>• "44 hectares of housing <b>Approximately 1,100 homes up to 2026</b></li> <li>• 8 hectares of new employment provision, <b>in addition to any redevelopment of existing uses at Leigh Road</b></li> <li>• 18 hectares of strategic 'green infrastructure' (open space, woodland, walking and cycling routes, flood mitigation and wildlife space)</li> <li>• <b>The provision of appropriate community facilities including a local centre.</b>"</li> </ul>		Investigate further	Current development in the area highlighted. The addition of this detail improves the connectivity between current and proposed development. No need for SA change.
	Page 47/ policy SP3/ sixth numbered clause	"6. the provision of appropriate community facilities."		Not a significant change	Editing for clarity

Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
	Page 48/ policy SP3/ final paragraph	"A development brief will be agreed with, and approved by, the council and <b><u>Planning permission for the site has been approved in outline. The</u></b> development will accord substantially with that approved brief. The brief and planning applications for the site will be informed by assessments relating to matters such as transport, viability, environmental constraints, housing need, drainage, flood risk, recreational open space, ecology and landscape. <b><u>be delivered on a phased basis set by the conditions on the outline planning permission, related to the delivery of key infrastructure. Any subsequent reserved matters approvals will be in accordance with the outline planning permission.</u></b> "	Editing for clarity – position regarding site has moved on since initial policy draft. This change reflects that.	Not a significant change	Editing for clarity
MM.SP3.2	Page 48/ policy SP3/ paragraph 8.13, first sentence	" <b>The total capacity of the site for housing is around 1,800 homes.</b> Development of a <b><u>Around 44 hectares of housing 1,100 homes can be expected by 2026, which</u></b> will make a substantial contribution to meeting the borough's housing needs <b><u>in that period.</u></b> "	Editing for clarity to now include specific housing numbers	Not a significant change	Editing for clarity
	Page 48/ policy SP3/ paragraph 8.13, fourth sentence	"This will be necessary to <b><u>provide satisfactory access arrangements for the whole of the site and to</u></b> secure jobs on part of the site,..."		Not a significant change	Editing for clarity

Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
	Page 48/ policy SP3/ new paragraph following paragraph 8.13	<b><u>"Community facilities including a local centre to serve the site and the immediately surrounding area would be an appropriate component of the development."</u></b>		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.
	Page 50 and 51/ policy SP3/ Key delivery items table	See modified table in the annex under main modification MM.SP3.2		Not a significant change	Editing for clarity

Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
<b>Policy SP4: Broad locations for new development</b>					
MM.SP4.1	Page 51/ policy SP4/ first paragraph	<p><del>“Sites for substantial new development will be allocated in a subsequent development plan document at the broad locations below. The extent, boundaries and other details of development in all of these locations will also be determined at that time against factors including further evidence of:</del></p> <ul style="list-style-type: none"> <li><del>• the need for the development</del></li> <li><del>• the scale of development required</del></li> </ul> <p><b><u>The following areas of safeguarded land are identified as broad locations for new development and specific sites will be allocated in a subsequent plan. Planning applications which reflect the overall scale and form of development envisaged in each broad location may be permitted in advance of sites being allocated in order to contribute to the supply of housing land in the short term. Allocations and specific proposals will need to take account of:</u></b></p> <ul style="list-style-type: none"> <li>• the capacity of infrastructure serving the area / site</li> <li>• the ability to integrate the development with the local community</li> <li>• the ability to deliver the development including addressing site constraints and provision of the physical and green infrastructure needed.”</li> </ul>	Alteration to accommodate housing approach	Alters approach to accommodate provision of housing via planning applications ahead of allocation in a subsequent plan. Investigate further.	No fundamental difference – changes arising from inclusion of specific locations reflected in reappraisal of SP4.

Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
	Page 52/ policy SP4/ second paragraph, (under the sub heading 'South of Hindley')	"A location for housing and employment development of up to 124 hectares, which will follow on from the Northleigh Park development. <b><u>Housing and employment development with approximately 1,000 dwellings up to 2026.</u></b> "	Alteration providing detail	Provides housing figures to 2026. No significant change.	Does not affect opinion of original SA
	Page 52/ policy SP4/ third paragraph (under the sub heading 'East of Atherton')	"A location of up to 45 hectares, for housing development close to the railway station and new employment development as an extension of the existing Chanters Industrial Estate. <b><u>Housing development close to the railway station and employment development as an extension of the existing Chanters Industrial Estate with approximately 450 dwellings up to 2026.</u></b> A through road from the A579 Bolton Road to Tyldesley Old Road with a connection to Shakerley will be explored."	Alteration providing detail and changing commitment	Provides housing figures to 2026 and removes the through road from A579 to Tyldesley Old Road. Investigate further.	Slight affect on air quality and accessibility scores for East of Atherton.
	Page 52/ policy SP4/ fourth paragraph (under the sub heading Garrett Hall, Astley)	"A location of up to 28 hectares for housing development. <b><u>Housing development with approximately 600 dwellings up to 2026.</u></b> "	Alteration providing detail	Provides housing figures to 2026. No significant change.	Does not affect opinion of original SA



Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
	Page 52/ policy SP4/ fifth paragraph (under the sub heading 'East of Wigan Road, Landgate, Ashton-in- Makerfield')	"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 Lancashire Industrial Estate. <b><u>Employment and housing development with approximately 300 dwellings up to 2026. A route for a bypass for Bryn Cross to/from Bryn Road and the South Lancashire Industrial Estate shall be allowed for and incorporated in the access for the employment development.</u></b> Existing playing field provision...."	Alteration providing detail	Provides housing figures to 2026. No significant change.	Does not affect opinion of original SA
	Page 53/ policy SP4/ sixth paragraph (including the sub heading 'Junction 25....')	"Junction 25, M6 motorway, south of Wigan A location of around 40 hectares for high quality industrial and logistics (storage and distribution) development, with access to/from the A49 Warrington Road at, or very close to, the roundabout at the end of M6 motorway spur road at junction 25. The need for and extent of the development and the removal of that land from the Green Belt will be determined in a subsequent development plan document."	To alter policy	Removal of Junction 25. Significant change – investigate further.	Removal from broad locations, Changes in overall considerations for SP4.

Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
	Page 53/ policy SP4/ seventh paragraph (including the sub heading 'East Lancashire Road corridor')	<p><del>"East Lancashire Road corridor A 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. The site options are all designated as land safeguarded for future development in the 2006 development plan. They are:</del></p> <ul style="list-style-type: none"> <li><del>• Land at Rothwell's Farm, Lowton Road, Golborne</del></li> <li><del>• Land east of Stone Cross Lane, Lowton</del></li> <li><del>• Land at Pocket Nook Lane, Lowton</del></li> <li><del>• Land at Coldalhurst Lane, Larkhill, Astley.</del></li> </ul> <p><b><u>Golborne and Lowton Housing development with approximately 1,000 dwellings on safeguarded land up to 2026."</u></b></p>	Alteration providing detail	Clarity on position of Golborne and Lowton for housing development to 2026.	Changes made to SP1 and SP4
	Page 53/ policy SP4/ following the seventh paragraph	<p><b><u>"Standish Housing development with approximately 1,000 dwellings on safeguarded land up to 2026."</u></b></p>	Inclusion of new paragraph for Standish.	Inclusion of Standish for housing development. Significant change – investigate further.	Changes made to SP1 and SP4

Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
MM.SP4.2	Page 53/ policy SP4/ end of paragraph 8.18	"...need for such provision. <b><u>In order to ensure an adequate and continuous supply of housing land throughout the plan period, it may be necessary to permit planning applications for housing development on safeguarded land in advance of an allocation through a subsequent plan, provided that the proposals reflect the overall scale and form of development envisaged at that location. The Council is undertaking assessments of strategic infrastructure capacity in the two broad locations of Golborne and Lowton and Standish, and these will be taken into account in the determination of planning applications in these areas.</u></b> "	Addition of text	Alters approach to accommodate provision of housing via planning applications ahead of allocation in a subsequent plan and also includes Golborne and Lowton and Standish. Investigate further.	Changes made to SP1 and SP4 to reflect inclusion of Golborne and Standish.
	Page 54 and 55/ policy SP4/ paragraph 8.23	"....Junction 25 of the M6 Motorway. <b><u>Housing development will be directed to the northern part of the developable area, close to the existing community of Landgate.</u></b> <del>It</del> <b><u>The land</u></b> was safeguarded ....." "With the objective of maximising the employment land provision, some housing will be acceptable to help secure the site for development and the transport infrastructure needed."	Deletion of text and clarity on policy for Landgate.	Removal of reference of employment, and focus of development in particular location. Significant change - investigate further.	Reflected in final SP1 and SP4 appraisal. Beneficial for greenbelt, detrimental to economy.

Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
	Page 55/ policy SP4/ paragraphs 8.24 and 8.25	<p><del>"The 'Junction 25, M6 motorway, south of Wigan' location is between Wigan and Ashton in-Makerfield within the 'east-west core' of the borough. A site or sites to the west and/or east of the A49 Warrington Road close to the roundabout at the end of the junction 25 spur road, will be allocated for high quality industrial, and logistics. (storage and distribution) development. To the west it could form an extension to Wheatlea Industrial Estate and to the east an extension of development at Derbyshire Farm Business Park. This location, in close proximity and with direct accessibility to the M6 motorway, will contribute towards the transformation of the borough's profile as an employment destination. The development will require a change to the Green Belt boundary and the details of any changes will be determined through a subsequent development plan document. The development would have to be located and designed carefully, including the provision of green buffers, so as to minimise the visual and amenity impact on neighbouring communities.</del></p> <p><del>We have established that there are exceptional circumstances to warrant a change, in principle, to the Green Belt boundary in this location for an employment development of around 40 hectares as detailed above. The specific details of this change will be determined in a subsequent development plan document."</del></p>	Deletion of paragraph	Removal of Junction 25 as a location for development. Significant change – investigate further.	Reflected in relevant appraisals - beneficial for Green Belt, detrimental to economy.

Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
	Page 55/ policy SP4/ paragraph 8.26	<p>The East Lancashire Road corridor from Golborne to Astley is <b><u>Golborne and Lowton</u></b> are not within the 'east-west core'. It is <b><u>They are</u></b> identified as a broad location for new development to <b><u>assist in meeting housing needs, particularly in the short term and to provide choice</u></b>. help balance the local housing market. Specifically it will provide primarily for lower density, higher value housing that would be unlikely to be developed in a significant quantity in the 'east-west core', at least prior to 2026, except at Garrett Hall, in Astley, one of our other broad locations. Lower density means lower than average density for new development across the borough, with some development likely to be around 10 houses per hectare. <b><u>The broad site options are:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Land at Rothwell's Farm, Lowton Road, Golborne</u></b></li> <li>• <b><u>Land east of Stone Cross Lane, Lowton</u></b></li> <li>• <b><u>Land at Pocket Nook Lane, Lowton</u></b></li> </ul>	Re-wording to provide clarity on particular location.	Deletion of reference to East Lancashire Road and replacement with Golborne and Lowton. Clarity on housing supply approach. May be significant – investigate further.	Already considered. Forms part of updated SP1 and SP4.
	Page 56/ policy SP4/ paragraph 8.27	<p>"From within East Lancashire Road corridor a site or sites will subsequently be identified and allocated in a future development plan document. The attractive greenfield nature of sites in this area, along with their location close to the East Lancashire Road, makes them uniquely qualified to provide higher value housing suitable for those commuting to Manchester or Liverpool, or for business leaders in the borough who want to live locally"</p>	Deletion of text	Deletion of text relating to proposed approach for identifying housing sites in this location – already addressed by other amendments.	Editing for clarity.

Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
	Page 56/ policy SP4/ new paragraph following paragraph 8.27	<p><b><u>"Standish is not within the 'east-west core'. It is identified as a broad location for new development to assist in meeting housing needs, particularly in the short term and to provide choice. The broad sites options are:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>North of Rectory Lane, Standish</u></b></li> <li>• <b><u>South of Rectory Lane, Standish</u></b></li> <li>• <b><u>Almond Brook, Standish.</u></b></li> </ul>	Addition of text to include Standish as a location for housing development in the policy.	Introduces Standish to the policy and is therefore a significant change. Investigate further.	Reflected in policy appraisal
	Page 56/ policy SP4/ paragraph 8.28	<p><del>"While not being in the east-west core it will contribute to the broad based regeneration of that area. This will be achieved primarily by capturing a substantial share of the development value through a levy on such development. Provisions for such a levy have been made nationally and are likely to be advanced in one form or another. We will establish a levy locally once confidence has returned to the development industry, in order to contribute to the provision of infrastructure necessary to the delivery of development in the east-west core.</del></p> <p><b><u>The release of safeguarded land at the scale proposed in Golborne and Lowton and Standish provides the most realistic prospect of a 5 year supply of deliverable sites coming forward, whilst maintaining the focus of housing development on the east-west core of the borough over the plan period.</u></b></p>	Editing to ensure clarity with rest of policy.	Amendment of text relating to proposed approach for identifying housing sites in this location – already addressed by other amendments. Therefore, not significant in itself.	Editing for clarity.
	Page 56/ policy SP4/ paragraph 8.29, final sentence	<p><del>"...These broad locations are: 2. East of Atherton; 3. Garrett Hall, Astley; 5-South of Wigan and 6. East Lancashire Road corridor</del> <b><u>5. Golborne and Lowton.</u></b>"</p>	Editing for clarity.	Editing for clarity.	Editing for clarity.

Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
<b>Policy CP5: Economy and employment</b>					
MM.CP5.1	Page 73/ policy CP5/ main clause 2	"2. Against the qualitative factors set out above, <del>providing up to 250 hectares</del> <b><u>making provision for approximately 200 hectares</u></b> (gross) of employment land <del>to meet requirements between 2010</del> <b><u>2011</u></b> and 2026, including reviewing sites allocated previously and undeveloped."	Alteration of size of employment land and changing date.	Investigate further.	Change remains ambiguous due to the addition of the inclusion of the word 'approximately', therefore, overall not considered significant enough to affect SA.
	Page 73/ policy CP5/ main clause 9	"9. <del>Requiring</del> <b><u>Seeking agreement with</u></b> employers and developers to enter into local labour and training agreements through planning obligations or other mechanisms where appropriate. "	Wording change to reduce requirements on developers/employers.	Removes a requirement on employers and developers to develop local labour and training agreements to just seeking agreement. Investigate further.	Could reduce ability to secure local labour and training agreements which will be detrimental to the local area.

Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
MM.CP5.2	Page 74-75/ policy CP5/ paragraph 9.29, second sentence	"Up to 250 <del>Approximately 200</del> hectares of employment land is equivalent to <del>13-14</del> 15-16 hectares per year. <b><u>This figure is in excess of recent take up rates and represents significant growth in employment development within the borough. It will be made up of approximately 135 hectares on existing employment sites (taking account of losses through enabling development), approximately 57 hectares at Northleigh and other broad locations and approximately 7 hectares within town centre locations.</u></b> "	Alteration of size of employment land and yearly provision rate and explanation of reasoning.	Alteration brings policy up to date to the current situation.	Change in size of land remains ambiguous due to inclusion of the word 'approximately'. Clarity is provided by the additional text. Therefore, overall not considered significant enough to affect SA.
	Page 75/ policy CP5/ paragraph 9.29, fourth, fifth and sixth sentences	"Development sites will include part of Northleigh Park, land within our Primary Employment Areas and sites to be identified within our broad locations for new development, including a key location within the M6 Corridor. Other new sites may also need to be identified in <b><u>a subsequent plan in</u></b> line with this core strategy. <del>The full range of sites will be identified and allocated in subsequent development plan documents, beginning with our Allocations Plan or equivalent."</del>	Editing for clarity	Editing for clarity – also addressed by changes above.	Editing for clarity



Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
	Page 75/ policy CP5/ table following paragraph 9.29	See tables in the annex under main modification MM.CP5.2	Editing for clarity and to show updated position	Not a significant change	Not a significant change
	Page 76/ policy CP5/ paragraph 9.30	"Employers <b>Agreement will be sought with employers</b> and developers will be required, through planning obligations, to enter into local labour and training agreements,..."	Wording change to reduce requirements on developers/employers.	Removes a requirement on employers and developers to develop local labour and training agreements to just seeking agreement. Investigate further.	Could reduce ability to secure local labour and training agreements which will be detrimental to the local area. Should be reflected in revised SA of policy.

Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
<b>Policy CP6: Housing</b>					
MM.CP6.1	Page 79/ policy CP6/ main clause 1	"Allocating sufficient land to meet the borough's requirements for an average of around 1,000 additional dwellings per year to 2026. <b><u>Making provision for an average of at least 1,000 net additional dwellings per year between 2011 and 2026.</u></b> "	Editing for clarity.	Editing for clarity.	Editing for clarity.
	Page 79/ policy CP6/ main clause 2	"Focusing around 85 <b>at least 80%</b> of new housing in the east-west core of the borough."	Amendment of percentage figure	Slight amendment of percentage figure to now accommodate introduction of non East-West core areas. Investigate further.	Considered in appraisal. No significant change.
	Page 79/ policy CP6/ main clause 3	"Concentrating around 75% of <b>Encouraging</b> new housing on previously-developed, brownfield land (including the re-use of existing buildings)."	Editing of text to change focus.	Dilutes a commitment to a desire. Investigate further.	May result in greenfield land being prioritised ahead of brownfield land which may be reflected in short/ medium/ long term assessments.

Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
	Page 79/ policy CP6/ main clause 7, first paragraph	<p><del>"Requiring the provision of 25% affordable housing on all sites consisting of 10 dwellings or more, unless it would be likely to unbalance the local housing market in which case provision would take the form of a financial contribution equivalent to the cost of on-site provision.</del></p> <p><b><u>Seeking the provision of 25% affordable housing on all sites consisting of 10 dwellings or more where this is viable. Where this is demonstrated not to be viable, a reduced level of affordable housing provision will be negotiated. The approach towards the provision of affordable housing will take into account up to date information on housing needs in the borough."</u></b></p>	Editing of text to change focus.	Dilutes a commitment to a desire. Introduces the issue of viability. Investigate further.	May result in less affordable housing being provided depending on how robust the system is for determining viability.
	Page 79/ policy CP6/ main clause 7, third paragraph	<p><del>"The requirement for on-site provision or equivalent financial contribution will be waived, reduced or deferred only when and to the extent that a viability appraisal clearly demonstrates that such provision would make the development unviable. The specification for the viability appraisal will need to be agreed with the council."</del></p>	Deletion of text	Deleted text is then introduced later on. Therefore it is editing for clarity	Editing for clarity.

Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
MM.CP6.2	Page 80/ policy CP6/ paragraph 9.31, last sentence	"...All of the evidence and forecasts demonstrate that around <b>an average of at least</b> 1,000 additional new properties need to be provided each <b>per</b> year to cater for need.	Editing for clarity	Editing for clarity	Editing for clarity
	Page 80/ policy CP6/ paragraph 9.35	"...an average of around <b>at least</b> 1,000 additional new homes are required annually to 2026. Sites will be allocated in subsequent development plan documents. Around <del>85</del> <b>At least 80%</b> of this development can be accommodated in the east-west core of the borough, as indicated in the table below <b>Table 9.4</b> , helping to achieve regeneration in those towns."	Editing for clarity	Editing for clarity and also incorporates change in percentage addressed above.	Editing for clarity
	Page 81/ policy CP6/ table following paragraph 9.35	See tables in the annex under main modification MM.CP6.2 'Spatial distribution of potential housing supply by settlement'	Editing for clarity and to show updated position	Not a significant change	Editing for clarity
	Page 81/ policy CP6/ new paragraph before paragraph 9.36	<b><u>"As set out in Table 9.5, the potential housing supply to 2026 is made up of existing permissions, a key strategic site and six broad locations for new development, other sites identified through the Strategic Housing Land Availability Assessment and an allowance for windfall developments."</u></b>	Addition of paragraph	Addition to provide clarity on how potential housing supply has been determined. Not significant to SA.	Editing for clarity
	Page 81/ policy CP6/ paragraph 9.36	"Affordability has emerged as an issue in the borough in recent years, with an annual affordable housing shortfall of 277 units, <b>as of 2011</b> . This equates to <b>indicates</b> a need for <b>over 4,000</b> <del>4305</del> affordable units over 15 years.	Editing for clarity.	Incorporates text moved from elsewhere (see above) and slightly amends	Editing for clarity.

		<p><b><u>50% should be for social or affordable rent and 50% as intermediate housing for sale.</u></b>  A proportion of new housing on sites should be affordable housing subject to viability – our viability evidence shows that the proportion should be 25%. <del>50% should be for social rent and 50% as intermediate market housing.</del> <b><u>The requirement for on-site provision or equivalent financial contribution will be waived, reduced or deferred only when and to the extent that an independent viability appraisal demonstrates that such provision would make the development unviable. The specification for the viability appraisal will need to be agreed with the council.</u></b> Our supplementary planning document on affordable housing will be updated to clarify <b><u>clarifies</u></b> the precise application of the policy.”</p>		<p>current text. Editing for clarity not significant.</p>	
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Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
	Page 81/ policy CP6/ paragraph 9.38	<p><del>"The trajectory below shows the expected housing unit delivery by year through the period of the Core Strategy; the average annual housing requirement of 1,000 units; and the identified supply within the 2010 Strategic Housing Land Availability Assessment. Housing completions are expected to increase from their 2010/11 rates during the first ten years of the plan as conditions within the housing market improve. Supply in the middle part of the period will increase significantly as major sites particularly within the broad locations come on stream, and phasing mechanisms for these large sites and the identification of new sites through subsequent development plan documents will need to ensure continuation of appropriate supply into the later period."</del></p> <p><b><u>"The housing trajectory below shows the expected rate of delivery for the plan period from the various potential sources of housing land. It illustrates that a five year supply of deliverable sites can be maintained and that there is sufficient flexibility in the overall potential supply of land to ensure that housing requirements up to 2026 can be met."</u></b></p>	Editing for clarity	Editing for clarity	Editing for clarity
	Page 82/ policy CP6/ new table and revised chart following para 9.38	See table and chart in the annex under main modification MM.CP6.2 'Housing Trajectory'	Editing for clarity.	Not a significant change	Editing for clarity.

Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
<b>Policy CP7: Accessibility</b>					
MM.CP7.1	Page 85/ policy CP7/ main clause 1, sub clauses 3-6	<del>2. Wigan Inner Relief Road</del> <del>3. Saddle Link Road</del> <b>4. Wigan Transport Hub</b> <del>5. Westleigh Atherleigh Way link</del> <del>6. Westleigh Leigh Road Liverpool Road link</del> <b>3. Westleigh Lane to A578 Leigh Road</b> <b>4. A579 Atherleigh Way to Westleigh Lane</b> <b>5. A578 Leigh Road to A58 Liverpool Road</b>	Editing for clarity and to bring up to date.	Editing for clarity and to bring up to date. Not significant	Editing for clarity.
MM.CP7.2	Pages 88-92/ policy CP7 / Key delivery items table	See extract of table as modified in the annex under main modification MM.CP7.2	Editing for clarity	Not a significant change.	Editing for clarity

Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
<b>Policy CP8: Green Belt and safeguarded land</b>					
MM.CP8.1	Page 92/ policy CP8/ first paragraph	<del>"The extent of the Green Belt will be maintained with the exception of land near to Junction 25 of the M6 motorway south of Wigan where land will be removed to provide for employment development in accordance with policy SP4. The extent of the area to be removed from the Green Belt will be defined in a subsequent development plan document. <b>There will be no alterations to the boundaries of the Green Belt.</b>"</del>	Removes Junction 25 exemption.	Keeps whole of Green Belt intact but removes employment development. Investigate further.	Provides protection for whole Green Belt.
	Page 92/ policy CP8/ second paragraph	<del>"Development within the Green Belt will only be allowed in accordance with national planning policy. Limited infilling or redevelopment will continue to be allowed within the defined boundaries at our 'major existing developed sites <b>at previously-developed, brownfield sites</b> in the Green Belt, in accordance with national planning policy. St Mary's R.C. High School, Astley and Shevington High School are identified as new 'major existing developed sites in the Green Belt'. Their boundaries will be defined in a subsequent development plan document."</del>	Editing for clarity to reflect national policy.	Editing for clarity	Editing for clarity



Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
	Page 92 and 93 / policy CP8 / fourth, fifth, and sixth paragraphs	<p><del>"Safeguarded land within the 'broad locations for new development' and other safeguarded land within the 'east-west core' of the borough will be reviewed, and allocated for development in a subsequent development plan document, in accordance with the spatial policies.</del></p> <p><del>Outside of the east-west core, The detailed boundaries of safeguarded land will also be reviewed.</del></p> <p><del>Remaining safeguarded land will be kept free of permanent development in order to maintain its availability for development in the longer term, in accordance with national planning policy.</del></p> <p><b><u>Outside of the broad locations for new development, the function, status and detailed boundaries of safeguarded land will be reviewed in a subsequent plan. Where appropriate, sites will be allocated for development on safeguarded land within the east-west core. Following this review, remaining safeguarded land both within and outside of the east-west core will be kept free of permanent development in order to maintain its availability for development in the longer term."</u></b></p>	Editing for clarity.	Editing for clarity not significant.	Editing for clarity.

Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
MM.CP8.2	Page 93/ policy CP8/ paragraph 9.50, second sentence	"...if required and it is a mechanism provided for in national planning policy (PPG2)..."	Removes reference to old national planning policy	Editing for clarity	Editing for clarity
	Page 93/ policy CP8/ paragraph 9.50, fifth sentence	" <b>Within the east-west core, Four <u>four</u> areas of safeguarded land – South of Hindley, East of Atherton, Garrett Hall at Astley and Landgate at Ashton-in-Makerfield – are 'broad locations for new development' under policy SP4..."</b>	Editing for clarity	Editing for clarity	Editing for clarity
	Page 94/ policy CP8/ paragraph 9.52	" <del>A fifth broad location for new development, the 'East Lancashire Road corridor', outside of the east-west core of the borough, includes four areas of safeguarded land. Some of this land will be allocated in a subsequent development plan document, in accordance with policy SP4. The remainder will be retained as safeguarded land.</del> <b><u>There are also broad locations involving safeguarded land at Golborne and Lowton and Standish, outside the east-west core, within which land will be allocated in a subsequent plan. It may be necessary to permit planning applications for housing on safeguarded land sites in advance of their allocation, in order to ensure an adequate and continuous supply of housing land throughout the plan period.</u></b> "	Altered to account for areas for housing development.	Introduces Golborne and Lowton and Standish. Investigate further.	Slight changes made to appraisal.

Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
	Page 94/ policy CP8/ paragraph 9.54	"9.54 The two new 'major existing developed sites' at St Mary's RC High School and Shevington High School are both substantially built sites that would be appropriately redeveloped if vacated or to improve provision."	Deletion of text.	This is addressed by other text above. Also, sites are developed so deletion brings it up to date.	Editing for clarity
	Page 94/ policy CP8/ Key delivery items table	See modified table in the annex under main modification MM.CP8.2	Editing for clarity	Not a significant change.	Editing for clarity

Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
<b>Policy CP11: Historic environment</b>					
MM.CP11.1	Page 101/ policy CP11/ first sentence	"We will <del>protect</del> <b>conserve</b> and enhance our historic environment thereby helping to make the borough a better place to live, visit and work in by:"	For clarity	Not a significant change	Editing for grammatical purposes
	Page 101/ policy CP11/ clause 1	"1. Conserving, <del>protecting</del> and enhancing <b>where appropriate</b> our heritage assets <b>and their settings</b> , including scheduled ancient monuments, listed buildings <del>and their settings</del> , conservation areas, historic parks and gardens, <del>in accordance with legislation and national planning policy and our</del> locally listed buildings and structures, key historic landscape characteristics and other important features, <b>in accordance with legislation and national planning policy</b> as appropriate."	For clarity	Not a significant change	Editing for grammatical purposes
MM.CP.11.2	Pages 102,103/ policy CP11/ Key delivery items table	See extract of table as modified in the annex under main modification MM.CP11.2	Editing for clarity	Not a significant change.	Editing for clarity

Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
<b>Policy CP13: Low-Carbon, decentralised energy infrastructure</b>					
MM.CP13.1	Page 106/ policy CP13	<p><del>"Low Carbon, decentralised energy infrastructure We will help meet our future energy needs and reduce the impact of energy generation on the global climate by:</del></p> <ol style="list-style-type: none"> <li><del>1. Determining renewable and low carbon energy schemes and networks in accordance with national policy.</del></li> <li><del>2. Requiring new energy schemes and works to connect to or be capable of connecting to, existing development, as appropriate."</del></li> </ol>	Deletion of text	Removes policy requirement for new energy schemes to link in with existing development. Significant change. Investigate further.	This is likely to affect energy security and the retrofit of existing development and this is reflected in the SA.

Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
MM.CP13.2	Pages 106-108 / policy CP13 / paragraphs 9.77-9.84 and Key delivery items table	<p><del>"The challenges of climate change are now accepted. As a result, legislation requires a national reduction of carbon emissions of at least 34% by 2020 and 80% by 2050. In 2009 energy generation accounted for roughly 40% of the United Kingdom's carbon emissions. Our target nationally for energy from renewable sources is 15% by 2020. Renewable energy currently contributes less than 1% of our energy generation 'mix' in Wigan Borough.</del></p> <p><del>The challenges of energy security are also widely accepted. We produce only 5% of the 'primary energy' (coal, oil, gas) we use for energy generation: the rest is imported. With global energy use predicted to be 40% greater in 2030 compared to 2007, competition for energy and prices are very likely to increase substantially. Those areas that adapt quickly by shifting to renewable sources are most likely to have greater security and stability.</del></p> <p><del>The shift to a low carbon economy therefore is just as important for our economies and communities as it is for the environment. However, our research suggests that there is untapped potential equivalent to at least 150 MW of installed energy generation capacity from low carbon energy sources across the borough. This is almost twenty times the amount we generate at the moment.</del></p>	Deletion of text	This text supports and explains the now deleted policy. Investigate further.	As above. Reflected in appraisals.

		<p>Our Energy Studies show us that there are particular areas within the borough that present greater opportunities for low carbon energy schemes. These areas can act as a guide to help determine the most favourable locations for energy developments across the borough.</p> <p>However, no areas will be excluded on principle and further exploration will be required to establish which technologies are suitable at specific locations. Furthermore, the position may change as a result of technological advancement and wider changes such as energy prices and investment incentives.</p> <p>A strategic approach is required because the majority of large scale schemes would need to come on board before 2018 to help us contribute to renewable energy and carbon reduction targets for 2020.</p> <p>We also need to be proactive to ensure that energy infrastructure and capacity is well planned and delivered and to enable existing development to be linked to and/or benefit from new energy schemes.</p> <p>It will therefore be necessary to prepare energy plans and explore a variety of funding mechanisms; such as the possibility of partnering with Energy Service Companies, promoting community led schemes and using public land assets.</p> <p><b>Key delivery items: Policy CP13 – Low-carbon, decentralised energy infrastructure”</b></p>			
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		<b>What?</b>	<b>Cost and funding?</b>	<b>Who?</b>	<b>How?</b>	<b>When?</b>			
		Determining renewable and low carbon energy schemes and networks and requiring them to be capable of connecting to existing development	Planning fees/Planning Services resources as available	Energy companies, Wigan Council, distribution network operators, Public/private/community sector partnership	Through the development management process	Ongoing			



Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
<b>Policy CP14: Low-carbon development</b>					
MM.CP14.1	Page 108/ policy CP14/ main clause 1	"1. Requiring <del>Encouraging</del> all development where relevant..."	Editing of text to change focus.	A requirement becomes encouragement, which may not achieve the policy objective. Investigate further.	Alongside the removal of CP13 there are increased implications for low carbon energy, climate change and energy security and this is reflected in the SA.
	Page 108/ policy CP14/ main clause 2	"2. Requiring proposals for <del>Encouraging those proposing</del> residential development of 10 units or more..."	Editing of text to change focus.	Dilutes a commitment to persuasion. Investigate further.	As above.
MM.CP14.2	Page 109/ policy CP14/ paragraph 9.89	"Developments <del>Those proposing developments</del> above the published thresholds will also be expected <del>encouraged</del> to prepare an <del>a</del> carbon reduction statement...."	Editing of text to change focus.	Dilutes a commitment to persuasion. Investigate further.	As above.

Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
<b>Policy CP16: Minerals</b>					
MM.CP16.1	Page 115/ policy CP16/ new clause following clause 3	<b><u>“Facilitating the movement of minerals by rail or canal where feasible or practicable.”</u></b>	Inclusion of new text for consistency with national policy and Greater Manchester Joint Minerals Plan.	Includes sustainable options for movement of minerals. Investigate further.	Have a slightly positive effect on sustainability of this policy as movement of minerals by more sustainable methods is included. Changes already considered in SA
	Page 115/ policy CP16/ new clause following clause 5	<b><u>“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.”</u></b>	As above.	Incorporates protection of bog land and recognises it as a carbon sink. 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

Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
MM.CP16.2	Page 115/ policy CP16/ paragraph 9.106	<b><u>“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). Greater Manchester currently has a need for some 0.26 million tonnes of land-won sand and gravel per year and 1.65 million tonnes of crushed rock per year. Collectively these are known as aggregates and are used primarily in the construction industry.”</u></b>	As above.	Brings policy up to date with latest information and research. Check SA against evidence base.	Editing for clarity. Not a significant effect.
	Page 116/ policy CP16/ Key delivery items table	See extract of table as modified in the annex under main modification MM.CP16.2	Editing for clarity	Not a significant change.	Editing for clarity

Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
<b>Policy CP19: Developer contributions</b>					
MM.CP19.1	Page 124/ policy CP19/ clause 1	"1. Ensuring that development funds, or contributes to the funding of, necessary off-site works or programmes, in accordance with the provisions of legislation, national planning policy and other local planning policies <b><u>and provided that it is viable.</u></b> "	Inclusion of text	Introduces issue of viability. Not significant change if system is robust.	Editing for clarity
MM.CP19.2	Page 125/ policy CP19/ paragraph 9.126	"Financial contributions <del>secured</del> through planning obligations and the community infrastructure levy will be closely monitored <del>so as to provide to</del> <b><u>ensure that they will not threaten the viability of development and thereafter that a full audit trail of expenditure is maintained.</u></b> "	Inclusion of text	Introduces issue of viability. Not significant change if system is robust.	Editing for clarity

Reference	Page/ Policy/ Paragraph	Main Modification	Reason	Initial SA opinion	Final SA Note
<b>Section 10: Monitoring</b>					
MM.Mon1.1	Page 126-134/ section 10/ table following paragraph 10.1	See modified table in the annex under main modification MM.Mon1.1		Alterations to ensure consistency. Not significant.	Not significant.
<b>Appendix A: Replacement of saved Unitary Development Plan policies</b>					
MM.App1.1	Page 136-139/ appendix A/ table following paragraph A.2	See extracts of the table as modified in the annex under main modification MM. App1.1		Alterations to ensure consistency. Not significant.	Not significant.