

Examination of Places for Everyone Joint Development Plan Document

Inspectors: William Fieldhouse, Louise Gibbons and Steven Lee

Programme Officers: Yvonne Parker and Helen Wilson

Tel (Yvonne Parker): 07813334305

Tel (Helen Wilson): 07879443035

Email: info@programmeofficers.co.uk

Examination webpage: www.hwa.uk.com/projects/gmca/

IN31 Action Points from week 10 hearing sessions: Wigan (JPA34, JPA35, JPA36, JPA37) site allocations

Introduction

Further to the discussions at the hearing sessions in week 10 relating to allocations JPA34, JPA35, JPA36, JPA37 in Wigan respectively, the following actions are required by GMCA. We consider these to be necessary at this stage of the examination to inform our consideration of whether the Plan is sound and/or how it could be made sound by main modifications.

Our ultimate conclusions on whether each of the allocations in the Plan is justified will depend on our consideration of a range of matters including those relating to the amount of development needed, the spatial strategy and Green Belt, as well as site specific issues. We may, therefore, decide in due course that other or different main modifications are required, including to the parts of the Plan that we refer to below. Reasons for any modifications that we do ultimately decide are necessary will be set out in our final report.

We have described each of the modifications in relation to the wording set out in the submitted Plan¹. Some may supersede, or require alterations to, modifications proposed earlier in the examination. We have sought to make this clear where appropriate. Consequential modifications may also be required to other parts of the Plan. We will advise later in the examination when these should be identified comprehensively by GMCA.

These action points seek to reflect the general approach to modifying the allocation policies set out in our note published on 23 January 2023², and take account of the suggested changes proposed by GMCA³ and the discussions at the relevant hearing

¹ SD1.

² IN23.

³ PMM3, GMCA73 to GMCA76.

sessions. If GMCA consider it essential to make changes to parts of the policy that we have not referred to these can be included in the response for our consideration.

Where changes are required to various parts of an allocation policy, they should be as a single main modification. This should include the whole policy as set out in the submitted Plan with the changes identified in the usual way using strikethrough and underlining. Consequential modifications will also be required to the reasoned justification and these should be set out as (a) separate main modification(s) (unless they are considered to be minor additional modifications).

Where appropriate, GMCA may wish to liaise with relevant representor(s) if they consider this would help to inform their response to a particular action point, for example Historic England about potential modifications to policies relating to the historic environment.

The GMCA responses to the action points in this note should be submitted to the Programme Officer by **midday on Friday 14 April 2023** unless otherwise indicated.

JPA34 M6 Junction 25

AP135. GMCA to draft a modification to policy JPA34 to include:

- Amendment to part 1 relating to masterplan and infrastructure phasing and delivery strategy (based on GMCA73).
- Insert new part relating to improved transport and highways infrastructure, having regard to indicative transport interventions set out in Appendix D in accordance with policy JP-C7 (based on GMCA73).
- Delete part 4 (based on GMCA73).
- Amendment to part 5 to include reference to JP-G2 (based on GMCA73).
- Insertion of new part relating to provision of compensatory improvements to the environmental quality and accessibility of remaining Green Belt in the vicinity of the site in accordance with policy JP-G2 (based on GMCA73).
- Amendment to part 7 to refer to ensuring that site layout would not preclude the provision of a future road connection with Wheatlea Industrial Estate (based on GMCA73).
- Delete part 8 (based on GMCA73).
- Amend part 9 to refer to safeguarding land within the allocation for the provision of an all-ways junction at M6 junction 25 (based on GMCA73).
- Insertion of an additional requirement relating to minerals safeguarding areas (based on GMCA73).

JPA35 North of Mosley Common

AP136. GMCA to draft a modification to policy JPA35 to include:

- Amendment to part 1 relating to masterplan and infrastructure phasing and delivery strategy (based on GMCA74).
- Amendment to part 2 to include reference to affordable housing (based on GMCA74).

- New addition to part 3 relating to improved transport and highways infrastructure, having regard to indicative transport interventions set out in Appendix D in accordance with policy JP-C7 and amendments to part 3 in respect of the guided busway (based on GMCA74).
- Amendments to part 4 to refer to City Road in the first sentence and to include reference to access arrangements from Silk Mill Street ensuring pedestrian and cycle links into the rest of the site (based on GMCA74).
- Deletion of parts 5 and 6, which are adequately addressed elsewhere (based on GMCA74).
- Amend part 7 to remove the reference to health facilities and amend references to the location of community facilities in relation to the guided busway (based on GMCA74).
- Amend part 8 to refer to JP-P5 (based on GMCA74).
- Delete part 11 (based on GMCA74).
- Notwithstanding the contents of GMCA84⁴ (paragraph 2.6) GMCA to consider whether part 9 should be amended to include reference to the 8-metre offset from the watercourse bank to development across the allocation site (paragraph 2.4 of GMCA84).
- Insert new part to refer to biodiversity in the site in accordance with JP-G9 with specific reference to priority habitat including watercourses, ponds, hedgerows and areas of woodland (based on GMCA74).
- Insert new part relating to provision of compensatory improvements to the environmental quality and accessibility of remaining Green Belt in the vicinity of the site in accordance with policy JP-G2 (based on GMCA74).
- Insertion of an additional requirement relating to minerals safeguarding areas (based on GMCA74).

JPA36 Pocket Nook

AP137. GMCA to draft a modification to policy JPA36 to include:

- Amendment to part 1 relating to masterplan and infrastructure phasing and delivery strategy (based on GMCA75).
- Amend part to include the word 'potential' construction of HS2 (based on GMCA75).
- Amend part 3 to refer to affordable housing and changes to the requirement for 75 homes to the west of the HS2 safeguarded route (based on GMCA75).
- Amend part 4 to include a reference to 'E(g), B2 and/or B8' and change HS2 route reference to 'safeguarded' (based on GMCA75).
- Amend part 5 in respect of delivery of a new road through the site and related changes to the HS2 reference (based on GMCA75).

⁴ Statement of Common Ground on Peat between Wigan Council and Peel L&P Investments (North)

- Delete part 6 and replace with wording relating to improved transport and highways infrastructure, having regard to indicative transport interventions set out in Appendix D in accordance with policy JP-C7 (based on GMCA75).
- Amendment to part 7 to include reference to JP-G2 (based on GMCA75).
- Insert new part to refer to biodiversity in the site in accordance with JP-G9 with specific reference to priority habitat including ponds, hedgerows and areas of broad-leaved woodland (based on GMCA75).
- Amend part 9 in respect of heritage assets on or around the site including Fair House Farm House and to refer to JP-P2 (based on GMCA75).

JPA37 West of Gibfield

AP138. GMCA to draft a modification to policy JPA37 to include:

- Amendment to part 1 relating to masterplan and infrastructure phasing and delivery strategy (based on GMCA76).
- Amend part 2 to refer to affordable housing (based on GMCA76).
- Amend part 3 to include a reference to 'E(g), B2 and/or B8' and amend reference of location of employment floorspace in the southern part of the site (based on GMCA76).
- Amend part 4 in relation to safeguarding land for the continuation of Gibfield Park Way (based on GMCA76).
- Delete part 5 and replace with wording relating to improved transport and highways infrastructure, having regard to indicative transport interventions set out in Appendix D in accordance with policy JP-C7 (based on GMCA76).
- Amend part 6 in respect of access for pedestrian and cyclists within the site (based on GMCA76).
- Amend part 7 relating to the landscape corridor to also include the extension of Gibfield Park Way within the allocation.
- Amend part 8 to refer to 'substantial' rather than substantive (based on GMCA76) and to refer to arrangements for management as well as maintenance.
- Amend part 9 in relation to mitigation for great crested newts.
- Insert new part to refer to biodiversity in the site in accordance with JP-G9 with specific reference to Sites of Biological Importance and areas of priority habitat including watercourses, ponds, dry/acid heath grassland hedgerows and areas of woodland (based on GMCA76).
- Delete part 10 (based on GMCA76).
- Insert new part relating to provision of compensatory improvements to the environmental quality and accessibility of remaining Green Belt in the vicinity of the site in accordance with policy JP-G2 (based on GMCA76).
- Delete part 11 (based on GMCA76).

- Insertion of an additional requirement relating to minerals safeguarding areas (based on GMCA76).

William Fieldhouse Louise Gibbons Steven Lee

24 March 2023
