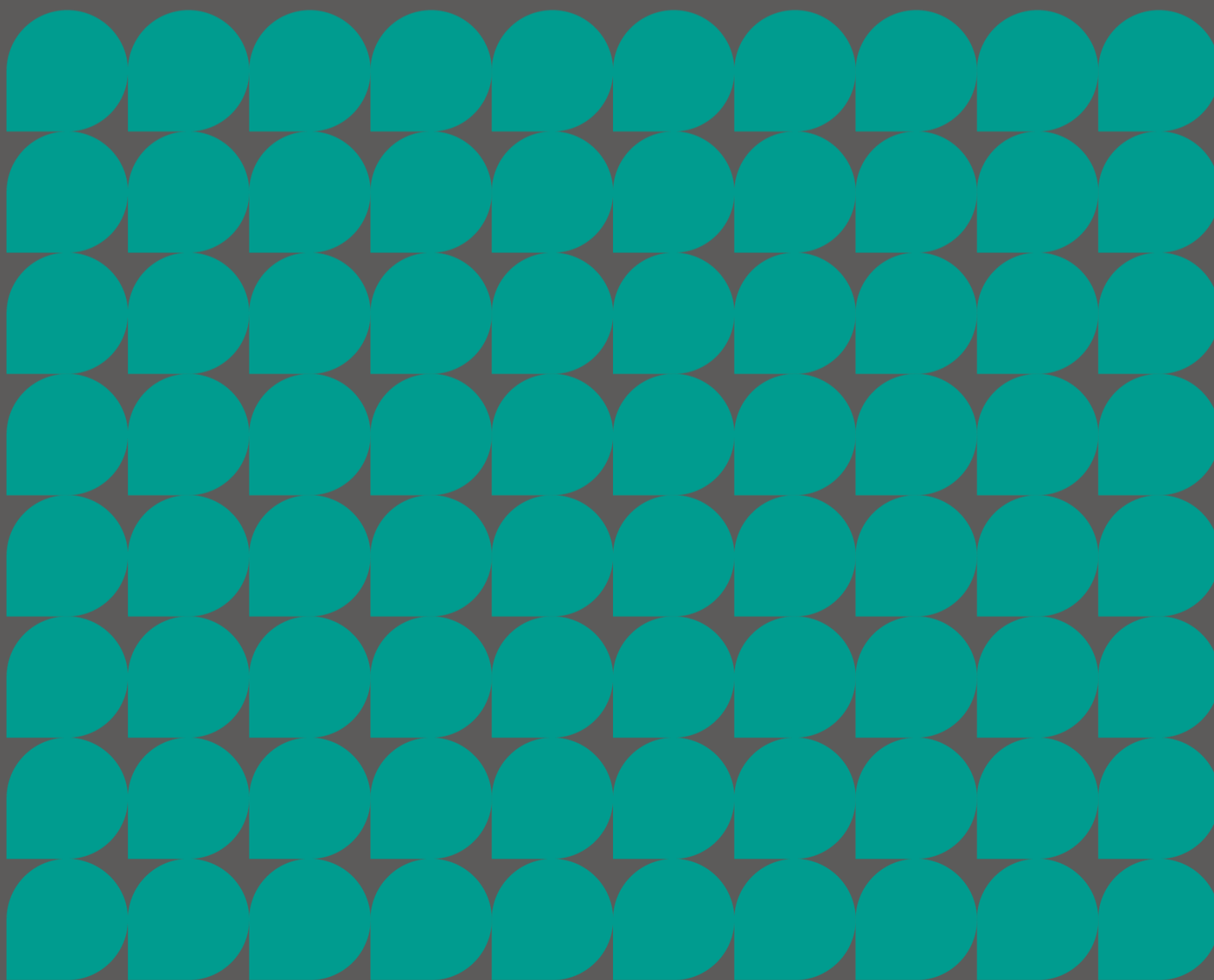


Places for Everyone

Wigan Additions to the Green Belt Issues
Summary

February 2022



Green Belt Additions: Wigan

A summary of the issues raised in relation to the policies within PfE 2021 Appendix B and the relevant respondents to PfE 2021 is set out below:

Additions to the Green Belt in Wigan

Row	Main issues raised in PfE2021	Summary response to issues raised to PfE2021	Respondent Name
GBA.W1	Adding to our Green Belt is supported	Noted	Linus Mortlock Paula Allison
GBA.W2	The Green Belt should not be reduced	<p>The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land.</p> <p>The details of the employment land needs and supply can be found in the Employment Topic Paper [05.01.04], the details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03]. Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper.</p>	Lauren Topping
GBA.W3	Green Belt release should be the last resort once all brownfield sites have been developed and town centres regenerated.	See response in row GBA.W2	Michael Hullock Miriam Latham
GBA.W4	Too much housebuilding has taken place in Standish recently, and local infrastructure cannot cope. The Green Belt should be protected.	The plan does not propose any Green Belt release in Standish. Recent housebuilding in the area has been on non-Green Belt sites.	Jade Prescott Miriam Latham
GBA.W5	Proposing Green Belt additions is contradictory when the plan proposes significant Green Belt release elsewhere. They are only proposed to massage the figures.	This is not the case. The Green Belt additions are proposed as they are considered to meet one or more of the five purposes of the Green Belt as set in national planning policy.	Linda Field Paul Roebuck Michael Hullock Ian Culman
GBA.W6	Pennington FC pitches: The football pitches should not be lost to build housing	The plan proposes to designate this land as Green Belt, not allocate it for development.	Janet Alldred
GBA.W7	Pennington FC pitches: It will place restrictions on the provision of ancillary facilities, as identified as being needed in the Wigan Playing Pitch Strategy.	Sports provision is an appropriate use within the Green Belt. NPPF paragraph 149 identifies the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport as appropriate as long	Sport England

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		as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.	
GBA.W8	Pennington FC pitches: This is insufficient to compensate for the proposed Green Belt release at West of Gibfield, which should be developed as a nature reserve.	The majority of open land within the Atherton area is already within the Green Belt. A large proportion of the remainder is designated as safeguarded land for future development in the adopted development plan. The safeguarded land south of Atherton has planning permission for residential development, and the safeguarded land East of Atherton is designated as a broad location for development in the Local Plan Core Strategy. The proposed policy for West of Gibfield requires the development to provide a substantive green infrastructure corridor and country park on land remaining in the Green Belt within the allocation, and to make sufficient mitigation for great crested newts.	Janet Aunins
GBA.W9	An independent assessment is needed to check if the proposed Green Belt additions meet the Green Belt purposes	All of the Green Belt additions have been independently assessed by ARUP as part of the Stage 2 GM Green Belt Study (07.01.07), which includes an assessment of each proposed addition against the five Green Belt purposes set in national planning policy.	Ian Culman
GBA.W10	Green Belt additions are needed closer to Mosley Common to compensate for the proposed site allocation	The majority of open land within the Mosley Common area is already within the Green Belt.	Hazel Doolan
GBA.W11	Hope Carr: The Nature Reserve already provides sufficient protection against development	The Nature Reserve designation does provide a level of protection against the site's future development. However, its Green Belt designation provides additional protection, and the proposal forms a logical Green Belt extension.	Kath Godfrey
GBA.W12	Crow Orchard Road: This does not warrant Green Belt protection as no likelihood of it being developed and its value to wildlife is restricted by the environmental conditions.	Whilst the site does have limited development and ecological value, the proposal represents a logical Green Belt extension which will tidy up existing Green Belt boundaries.	Kath Godfrey
GBA.W13	Coppull Lane: Green Belt protection not warranted as the environmental policies in the plan should protect this riparian corridor.	Whilst the nature of the site limits its developability, the Green Belt designation will provide additional safeguards against development and the proposal forms a logical Green Belt extension.	Kath Godfrey
GBA.W14	The designation of Green Belt land is only effective if it directly protects from future development or includes commitments to enhance existing land to increase biodiversity. None of the GB additions in Wigan achieve this.	All of the Green Belt additions have been independently assessed by ARUP as part of the Stage 2 GM Green Belt Study (07.01.07), which concludes that they are appropriate to be include in the Green Belt.	Kath Godfrey
GBA.W15	Areas of currently degraded land of equivalent area to that proposed for development should be identified as Green Belt additions, with restoration	In accordance with national planning policy, amendments to the Green Belt can only be made in exceptional circumstances, taking into account openness and	Kath Godfrey

Row	Main issues raised in PfE2021	Summary response to issues raised to PfE2021	Respondent Name
	works implemented to enhance these as functioning wildlife habitats. This should be funded entirely by the developers.	permanence, and the five Green Belt purposes. Developers are required by national planning policy, and by proposed PfE Policy JP-G9 to achieve a measurable net gain in biodiversity of no less than 10%.	
GBA.W16	Alternative sites: Land between Standish and Standish Lower Ground should be proposed as a Green Belt addition.	This land is already within the Green Belt.	Sheila Fisher