



Wigan[♥]
Council

Wigan Borough Local Plan

Topic Paper 5: Places

Author: Strategic Planning

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Contents

1.	Introduction	4
2.	The planning policy context for Places	5
2.1	The National Planning Policy Framework	5
2.2	Legislation	7
2.3	Planning Practice Guidance	8
2.4	Land Use Framework for England	10
2.5	Development plan documents that will be replaced by the Local Plan, on adoption	10
2.6	Supplementary Planning Documents	12
2.7	Neighbourhood plans	14
2.8	The Places for Everyone Plan	15
2.9	The policy requirements for Places in the Wigan Borough Local Plan	16
3.	Our Places policies	18
3.1	Securing high quality and inclusive design	18
3.2	Our historic environment	24
3.3	Heritage assets at risk	27
3.4	Development in our Conservation Areas	30
3.5	Non-designated heritage assets	32
3.6	The borough's canals	34
3.7	Extension, alteration or conversion of existing buildings in the Green Belt	37

1. Introduction

- 1.1.1 This is one of 7 Topic Papers each one relating directly to one of the 7 policy chapters in the Draft Wigan Borough Local Plan. This is Topic Paper 5 on Places.
- 1.1.2 The topic papers distil the evidence base that has been collated and, where applicable, commissioned to support the Local Plan, and set out the key messages to help demonstrate that the plan meets the tests of soundness in a proportionate way, specifically that it has been positively prepared, is justified and appropriate, is deliverable and effective, and is consistent with national policy and relevant strategic policies for the area, as set out in paragraphs 35 and 36 of the National Planning Policy Framework (December 2023).
- 1.1.3 It starts with the planning policy context for Places and identifies the policy requirements for the Local Plan to address, before focusing on more depth of each of those policy requirements.
- 1.1.4 The 7 Topic Papers need to be read alongside the 6 Site Allocation Assessment Reports and the self-assessment toolkit reports. For more detailed information reference should be made to the source reports and studies.

2. The planning policy context for Places

2.1 The National Planning Policy Framework

- 2.1.1 The National Planning Policy Framework (NPPF) was updated in August 2026. However, the Local Plan is being reviewed against the NPPF December 2023 version due to a criterion within the transitional arrangements surrounding the Places for Everyone plan.
- 2.1.2 Where relevant, material consideration has been given to the December 2024 version of the NPPF when preparing the Places policies outlined in Section 3, particularly where the changes made relate primarily to development management. The August 2026 version was published too late to be considered in our topic papers, or to inform content in the Local Plan.
- 2.1.3 National planning policy on Places is set out primarily in sections 11, 12, 13 and 16 of the NPPF (December 2023) - 'Making effective use of land', 'Achieving well designed places', 'Protecting green belt land' and 'Conserving and enhancing the historic environment'.
- 2.1.4 The NPPF raises a number of policy requirements and challenges for Local Plans as set out in the Local Plan Route Mapper Toolkit Part 2: Local Plan Form and Content Checklist from the Planning Advisory Service (PAS) (May 2025). As the PAS Toolkit is based on the December 2024 version of the NPPF, the Council has revised it to align with the December 2023 version against which the Local Plan will be examined. With numbering from the revised toolkit, these policy requirements and challenges are that Local Plans should:
80. Set out a clear design vision and provide maximum clarity about design expectations through the preparation of design codes or guides consistent with the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design codes and guides can either form part of a plan or be supplementary planning documents.
81. Ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character and history, including the surrounding built environment and landscape setting, establish or maintain a strong sense of place, optimise the potential of the site to accommodate and sustain an

appropriate amount and mix of development, and create places that are safe, accessible and inclusive.

82. Ensure new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.
83. Ensure proposals for new Green Belts demonstrate why development management policies would not be adequate; set out whether any major changes in circumstances have warranted the creation of a new Green Belt; show the consequences for sustainable development; demonstrate consistency with strategic policies for adjoining areas; and show how new Green Belt would meet other objectives of the Framework.
84. Authorities may choose to review and alter Green Belt boundaries where exceptional circumstances are fully evidenced and justified, in which case proposals for changes should be made only through the plan-making process. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries
85. Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. This will be assessed through the examination of its strategic policies, which will take into account the preceding paragraph, and whether the strategy makes as much use of brownfield land as possible, optimises development density and seeks to secure agreement from neighbouring LPAs to accommodate any unmet needs.
86. Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport. They should also set

out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.

87. Where Green Belt boundaries are being defined, they should be clearly outlined and be consistent with the plan's strategy for meeting identified requirements for sustainable development. Boundaries should not include land which it is unnecessary to keep permanently open, identify safeguarded land, be able to demonstrate that boundaries will not need to be altered at the end of the plan period, and define boundaries clearly using physical features that are readily recognisable and likely to be permanent.
 102. Set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.
- 2.1.5 We are publishing the revised version of the Local Plan Route Mapper Toolkit Part 2: Local Plan Form and Content Checklist with our response to each of these requirements separately. The remainder of this section in this Topic Paper sets out what the policy requirements are for Places in the Wigan Borough Local Plan, including the extent that, given it will sit alongside the Places for Everyone Plan, it needs to meet the requirements in the NPPF.

2.2 Legislation

- 2.2.1 Relevant legislation on the Places topic area relates to the conservation and management of the historic environment, namely:
- The Planning (Listed Buildings and Conservation Areas) Act 1990 – this provides specific protection for buildings and areas of special architectural or historic interest.
 - The Ancient Monuments and Archaeological Areas Act 1979 - this provides specific protection for monuments of national interest.
 - The Historic Buildings and Ancient Monuments Act 1953 - this makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).
- 2.2.2 This legislation provides strict requirements that apply to proposed developments affecting the historic environment, therefore reducing

the policy coverage needed in Local Plans to protect the historic environment.

2.3 Planning Practice Guidance

2.3.1 Planning Practice Guidance is an online resource that is updated on an ongoing basis as needed. There is a wide range of guidance on design, the historic environment and Green Belt which sit within the Places topic area.

Design

2.3.2 Relevant guidance on design states that:

- Good design is set out in the National Design Guide under the following 10 characteristics – context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources, lifespan. The National Design Guide can be used by all those involved in shaping places including in plan making (Paragraph: 001 Reference ID: 26-001-20191001).
- Planning policies can set out the design outcomes that development should pursue as well as the tools and processes that are expected to be used to embed good design (Paragraph: 002 Reference ID: 26-002-20191001).
- Appropriate policies on design can be included within a plan's vision, objectives, strategic policies, non-strategic policies, and supplementary planning documents, such as local design guides, masterplans or design codes (Paragraph: 002 Reference ID: 26-002-20191001).
- A plan's vision and objectives can be used to set out the types of place(s) which the plan aims to achieve, how this will contribute to the sustainable development of the area and how this translates into the expectations for development and investment, including design (Paragraph: 003 Reference ID: 26-003-20191001).
- Non-strategic policies can be used to establish more local and/or detailed design principles for an area, including design requirements for site specific allocations. They are important for providing a clear indication of the types of development that will be allowed in an area, especially where they provide a hook for more detailed local design guides, masterplans or codes (Paragraph: 004 Reference ID: 26-004-20191001).

Historic Environment:

2.3.3 Relevant guidance on the historic environment states that:

- In line with NPPF paragraph 185 (December 2024), plans should set out a positive strategy for the conservation and enjoyment of the historic environment. In developing their strategy, plan-making bodies should identify specific opportunities within their area for the conservation and enhancement of heritage assets, including their setting (Paragraph: 003 Reference ID: 18a-003-20190723).
- The appropriate evidence base for plan making is set out in NPPF paragraph 187 (Paragraph: 004 Reference ID: 18a-004-20190723).
- Historic environment records provide core information for plan making and designation decisions, such as information about designated and non-designated heritage assets, and information that helps predict the likelihood of currently unrecorded assets being discovered during development (Paragraph: 011 Reference ID: 18a-011-20190723).
- Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions (Paragraph: 039 Reference ID: 18a-039-20190723).
- It is important that the decisions to identify non-designated heritage assets are based on sound evidence. Plan-making bodies should make clear and up to date information on non-designated heritage assets accessible to the public to provide greater clarity and certainty for developers and decision-makers. This includes information on the criteria used to select non-designated heritage assets and information about the location of existing assets (Paragraph: 040 Reference ID: 18a-040-20190723).

Green Belt

2.3.4 Relevant guidance on the Green Belt states that:

- When updating or preparing plans, authorities will need to consider whether any existing Green Belt assessment remains up to date (Paragraph: 002 Reference ID: 64-002-20250225).
- In order to identify grey belt land, authorities should produce a Green Belt assessment, either as part of the review of Green Belt boundaries during the preparation or updating of a local plan, or at another relevant point (Paragraph: 002 Reference ID: 64-002-20250225).

- Where grey belt is identified, it does not automatically follow that it should be allocated for development, released from the Green Belt or for development proposals to be approved in all circumstances (Paragraph: 001 Reference ID: 64-001-20250225).

2.4 Land Use Framework for England

- 2.4.1 In March 2026, the Government published England's first Land Use Framework, which provides an evidence-led national context for more consistent and joined-up decisions about land to support housing and infrastructure delivery, maintain food production, restore nature and build climate resilience.
- 2.4.2 The framework is not intended to prescribe land uses in specific locations or form part of planning policy; instead, it sets a national vision, principles and actions that reinforce the approach to our Local Plan Policies in supporting multifunctional land use, nature recovery, energy supply and nature-based solutions.
- 2.4.3 The Land Use Framework concludes that England has enough land to meet key national needs - housing, domestic food production, nature recovery and clean power - and that these should not be treated as "competing demands." This is, however, conditional on using land more strategically and efficiently (including multifunctional use) supported by better data and strategic planning.

2.5 Development plan documents that will be replaced by the Local Plan, on adoption

The Replacement Unitary Development Plan (2006)

- 2.5.1 The Replacement Unitary Development Plan (UDP) was adopted in 2006 but many policies within it were replaced by policies in the Local Plan Core Strategy when it was adopted in September 2013 – see Appendix A of the Core Strategy for details. Those policies are shown crossed out in the contents list in the version of the UDP on the council's website.
- 2.5.2 Remaining policies relating to Places in the UDP are as follows, with the intention to replace them with content in the Local Plan as applicable.
- **Policy GB1A: Re-use of Buildings:** This applies to buildings in both the Green Belt and Safeguarded Land and specifies the circumstances in which the Council will allow existing buildings to be retained by permitting a change of use.

- **Policy GB1B: Extensions to Existing Dwellings in the Green Belt and in Safeguarded Land:** This specifies the limits which will normally be applied to proposals for extensions as a guide to judging when their scale and size would prejudice the primary purposes of Green Belt or Safeguarded Land policy and would be likely to be refused.
- **Policy GB1C: Replacement Dwellings in the Green Belt and in Safeguarded Land:** Whilst new dwellings in the Green Belt are generally contrary to Green Belt policy, this policy sets out circumstances whereby they will be allowed. The same considerations are also applied for replacement dwellings in Safeguarded Land.
- **Policy GB2: Safeguarded Land:** This policy designated areas of safeguarded land to potentially serve development needs in the long term beyond its plan period of 2016. In accordance with Core Strategy Policy SP4, a notable proportion of this Safeguarded Land has been identified as broad locations for development, and in many instances developed for residential development. The remnant safeguarded land either has planning permission, is under construction, is unsuitable for development or is covered by proposed Policy H9 in the Local Plan.
- **Policy EV3F: The River Douglas, Canal Network and Other Water Features:** This designates the River Douglas and the canal network on the Policies Map and requires developments which adjoin, or are close to, them or other water features to have regard to them and be sympathetic to their visual qualities, traditional waterside character and wildlife value, by reason of their layout, external appearance and access arrangements.
- **Policy EV4A: Development and Design in Conservation Areas:** This designates the borough's Conservation Areas and details the main considerations that the Council will apply when assessing development proposals within them.
- **Policy EV4D: Historic Parks, Gardens and Cemeteries:** This designates 10 Historic Parks, Gardens and Cemeteries in the borough, and protects them against proposed developments which are likely to adversely affect their character or setting.
- **Policy C1F: The River Douglas, Canal Network and Other Water Features:** This supports proposals that will enhance the use of the canal network for leisure and recreational purposes, subject to not having a detrimental impact on the safety and amenity of existing users, the value of the location as a habitat for wildlife, the

industrial and archaeological heritage of the location, and the priorities for the management of the water environment.

The Local Plan Core Strategy (2013)

2.5.3 The Local Plan Core Strategy was adopted in 2013. Some policies, and a part of one policy, within it were replaced by policies in the Places for Everyone (PfE) Plan when it was adopted in March 2024 – see Appendix A of the Places for Everyone Plan for details. Those policies are shown crossed out in the version of the Core Strategy on the council’s website.

2.5.4 Remaining policies relating to Places in the Local Plan Core Strategy are:

- **Policy CP10: Design:** This sets out a series of design characteristics that it expects new developments to adhere to. These include respecting the character and identity of the borough and its identity, integrating effectively with its surroundings, meeting established standards for design, incorporating high quality landscaping, being accessible for all, and including measures to minimise the impact of and adapt to climate change. It also encourages the sympathetic and appropriate re-use of existing buildings and structures which make a positive contribution to the special character of their locality and are identified as ‘at risk’.
- **Policy CP11: Historic Environment:** This largely signposts to legislation and national planning policy to help conserve and, where appropriate, enhance the borough’s heritage assets and their settings.

2.6 Supplementary Planning Documents

2.6.1 There are a number of Supplementary Planning Documents (SPDs) that support policies on Places. A brief description and purpose for each SPD is set out below.

Landscape Design (2021)

2.6.2 This SPD provides guidance on how to meet the requirements pertinent to landscape design in a series of policies in the Local Plan Core Strategy, notably Policy CP9 Strategic Landscape and Green Infrastructure, Policy CP10 Design and Policy CP11 Historic Environment.

2.6.3 The SPD is not a prescriptive landscape design guide, but it sets out what the council expects from developers in relation to landscape

design, with an overall objective to improve the quality of planning applications and to ultimately enhance the quality of new developments in the borough. The SPD fits seamlessly with the aspirations of the Government's National Design Guide to create well designed places.

House Extensions Design Guide (2019)

- 2.6.4 With the aim of improving the quality of submissions for planning approval to achieve better quality developments, the House Extensions Design Guide expands on national and local planning policy and raises awareness of the value of good design. This includes how it can benefit the home being extended, protect the residential amenity of neighbouring homes, and enhance the local environment.
- 2.6.5 It provides general design guidelines for applicants in relation to siting, built form and scale, architectural details, the position of windows and doors, materials and finishes, alterations to assist people with disabilities and boundary treatments, trees and landscape schemes.

Residential Design Guide (2006)

- 2.6.6 Similar to the House Extensions Design Guide, the Residential Design Guide was prepared with the aim of improving the quality of submissions for planning approval to achieve better quality developments, and to raise general awareness of the value of good design and how it can be achieved.
- 2.6.7 It sets general planning and design guidelines for applicants, in relation to the efficient use of land; access to local facilities and public transport, crime prevention and community safety; social inclusion; energy efficiency and innovative design; residential amenity; and access for all.

Access for All (2006)

- 2.6.8 This SPD sets a number of planning and design guidelines relating to creating an accessible environment. In relation to the Places topic area, these relate to the position and orientation of, and the approach to, new buildings; the provision of level entrances and thresholds; ramped access; stepped access; buildings of historic or architectural importance; urban and rural landscapes; new residential development; signage; additional storeys; cash machines; and street furniture.

- 2.6.9 Despite its age and several of its policy hooks having been superseded, the SPD is still largely relevant.

Canalside Development and Improvement (2019)

- 2.6.10 The SPD supplements UDP policy EV3F 'The River Douglas, Canal Network and other water features' and Core Strategy Policy CP10 'Design' and sets out the key design principles for new developments which are adjacent to, or have a close relationship, to the borough's canals. It provides advice to developers on what is expected in new canalside developments and how developments can be best integrated with the canal. It also helps to ensure that new developments take full advantage of their unique canalside locations to secure the maximum benefits and to take full advantage of the canal resource.

2.7 Neighbourhood plans

- 2.7.1 There are Neighbourhood Plans for Standish (2019), Golborne and Lowton West (2023) and Abram (2025). There are policies on Places in all three neighbourhood plans.

Standish Neighbourhood Plan

- 2.7.2 The Standish Neighbourhood Plan has the following policy relating to Places:

- **Policy VE1 - Enhancement of village centre retail and business premises offer:** This policy supports new development for town centre uses within the Standish village centre provided that, amongst other things, it is of an appropriate scale and character and compatible with surrounding land uses.

The Golborne and Lowton West Neighbourhood Plan

- 2.7.3 The Golborne and Lowton West Neighbourhood Plan has the following policies relating to Places:

- **Policy GLW-R7 - Heritage-led regeneration:** This policy supports the re-use and refurbishment of historic buildings, including high quality adaptation, alteration and extension subject to specific criteria.
- **Policy GLW-D1 - Sustainable Design:** The objective of this policy is to ensure new developments complement well established townscape characteristics, promote high levels of sustainability and support active travel.

- **Policy GLW-D3 - Conservation Areas:** This policy seeks to ensure that development within the Golborne Town Centre Conservation Area and Park Road Conservation Area complements their distinctive characteristics.

Abram Neighbourhood Plan

2.7.4 The Abram Neighbourhood Plan has the following policy relating to Places:

- **Policy DES1 - Sustainable Design, Character and Biodiversity:** This policy provides general design principles to help ensure that new developments retain and enhance the local distinctive character of the area's villages, built environments and landscapes.

2.8 The Places for Everyone Plan

- 2.8.1 The Places for Everyone (PfE) Plan was adopted in March 2024. It is the strategic plan for Greater Manchester, not including Stockport but including the other nine districts, of which Wigan Borough is one. On adoption, the Wigan Borough Local Plan will sit alongside the PfE Plan, as part of the wider development plan for the borough, and should be consistent with it, in line with the December 2023 version of the NPPF (paragraph 36).
- 2.8.2 The PfE Plan has a mix of strategic and detailed policies. It has 4 policies relating to the Places topic area, the key elements of which are set out in turn below.

Policy JP-P1: Sustainable Places

- 2.8.3 With the objective of facilitating development which contributes to creating beautiful, healthy and varied places, Policy JP-P1 identifies several key attributes that all development, where appropriate, should be consistent with. These include distinctive, visually stimulating, socially inclusive, resilient, adaptable, durable, resource efficient, safe, supported by critical infrastructure, functional and convenient, legible, permeable, well connected, comfortable and inviting, incorporating high quality and well managed green infrastructure, and well served by local shops, services and amenities.

Policy JP-P2: Heritage

- 2.8.4 Policy JP-P2 commits to proactively managing and working with partners to positively conserve, sustain and enhance our historic environment and their settings. It delegates setting out the key elements which contribute to the district's identity, character and

distinctiveness and which should be the priority for conserving and enhancing in the future to Local Plans.

- 2.8.5 It also states that where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and place-making, and set out strategies for their repair and re-use.

Policy JP-G1: Landscape Character

- 2.8.6 The Greater Manchester Landscape Character and Sensitivity Assessment (GMLCSA) identifies 10 different landscape character types which make up Greater Manchester's predominantly unbuilt areas and sets out evidence of their characteristics and sensitivities.

Informed by this, Policy JP-G1 requires development within a landscape character type to reflect and respond to the special qualities and sensitivities of the key landscape characteristics of its location, including having regard to topography, geology and drainage; land use and field patterns; semi-natural habitats and woodland cover; archaeology and cultural heritage; settlement, road pattern and rights of way; and views and perceptual qualities.

Policy JP-G9: Green Belt

- 2.8.7 Policy JP-G9 refers to the five purposes of Green Belt as set out in national policy, and states that its beneficial use will be enhanced where this can be achieved without harm to its openness, permanence or ability to serve its five purposes.

2.9 The policy requirements for Places in the Wigan Borough Local Plan

- 2.9.1 Having considered the national planning policy and guidance and, where applicable, legislation for the Local Plan on planning for Places, the existing local development plan that will be replaced by the Local Plan, the wider planning policy and guidance locally across Supplementary Planning Documents and Neighbourhood Plans, and both the extent that the recently adopted Places for Everyone Plan both meets those requirements and sets new ones for the Local Plan, there is a strong case for the Wigan Borough Local Plan to include policies on the following matters:

- Good design
- The historic environment
- Heritage assets at risk
- Development in Conservation Areas
- Non-designated heritage assets

- Canals
- Extensions, alterations or conversions of existing buildings in the Green Belt.

2.9.2 The proposed policies replace existing policies in the development plan that are of value for development management, and cover issues that haven't been covered in policies in the PfE Plan.

2.9.3 Policies on safeguarded land are not being proposed because all land safeguarded for future development in the Unitary Development Plan is proposed to be de-designated in the Local Plan, because it is either:

- Developed, under construction or has planning permission
- Proposed for allocation in the Local Plan
- Considered to be unsuitable and/or unviable for development due to site constraints.
- Proposed to be covered by Policy H9 in the Local Plan.

3. Our Places policies

3.1 Securing high quality and inclusive design

The proposed policy

- 3.1.1 Policy PL1 covers Securing high quality and inclusive design.
- 3.1.2 To help ensure that new developments secure high quality and inclusive design and conserve and enhance the borough's rich historic environment, the policy requires development to be consistent with local design guides or design codes, where available, and to follow a series of key design characteristics which draw heavily from those identified in the national design guide. The policy also requires strategic developments to be supported by a design-led masterplan.

The policy context for the proposed policy

- 3.1.3 In line with the NPPF and Planning Practice Guidance (notably Ref 26-002-20191001, paragraphs 1 and 2), the key design characteristics identified in the policy reflect those within the National Design Guide, as set out below.
- 3.1.4 The policy is also consistent with policy JP-P1 in the PfE Plan.

Key evidence

- 3.1.5 Key evidence supporting the content in this policy includes the National Design Guide, National Model Design Code, various guidance documents produced by specialist organisations in relation to specific design issues, key messages from our work on the Local Plan including consultation and engagement; and good practice gleaned from other Local Plans. These are set out below.

National Design Guide

- 3.1.6 The Government published a National Design Guide in October 2019, which was subsequently updated in January 2021 to align with the National Model Design Code and Guidance Notes for Design Codes.
- 3.1.7 The purpose of the National Design Guide is to illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice to fulfil objectives set in the National Planning Policy Framework.
- 3.1.8 The National Design Guide addresses the question of how we recognise well-designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of the following ten characteristics:

- Context – enhances the surroundings.
- Identity – attractive and distinctive.
- Built form – accessible and easy to move around.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.
- Public spaces – functional, healthy and sustainable.
- Uses – functional, healthy and sustainable.
- Homes and buildings – functional, healthy and sustainable.
- Resources - efficient and resilient.
- Lifespan – made to last

3.1.9 For each characteristic, the National Design Guide identifies a range of relevant design and sustainability principles, and signposts to relevant sections of the NPPF to assist applicants when designing proposed developments, and planners when determining planning applications.

National Model Design Code

3.1.10 The National Model Design Code provides detailed guidance on the production of design codes, guides and policies to promote successful design. It sets out clear design parameters to help local authorities and communities decide what good quality design looks like in their area. It expands on the 10 characteristics of good design set out in the National Design Guide, which reflects the government's priorities and provides a common overarching framework for design.

Green Infrastructure Planning and Design Guide (Natural England)

3.1.11 Published in 2023, this guide is part of Natural England's National Green Infrastructure Framework and complements the National Design Guide and National Model Design Code. The guide advises on:

- How to apply the National Green Infrastructure Framework, including Principles and Standards to good design.
- How to design green infrastructure features as the building blocks of a larger interconnected network.
- How to combine green infrastructure features within different area types to create multifunctional and connected networks at different scales.

- How to design green infrastructure to meet identified needs; in particular - nature, health, wellbeing, climate change adaptation and mitigation, water management, and economic prosperity.
- How to develop landscape led green infrastructure with a focus on landscape character and local distinctiveness.
- The application of tools and strategies such as Biodiversity Net Gain, Urban Greening Factors and Local Nature Recovery Strategies, in the context of green infrastructure design.
- Relevant case studies that illustrate the design principles and sources of further information

Active Design Guide (Sport England)

- 3.1.12 Active Design Guidance was produced in 2023 by Sport England, supported by Active Travel England and the Office for Health Improvement and Disparities. It has been prepared with planners, urban designers and developers in mind to strengthen the links between health, urban design and planning and realise the multiple benefits of a more physically active population. It is based around ten principles of active design, with activity for all as the foundational principle. As explicitly set out on page 9 of the Active Design Guidance, the 10 principles of active design complement the 10 characteristics of well-designed places set out in the National Design Guide, which form the basis of the proposed policy in the Local Plan.

Designing Out Crime: A Designer's Guide (Design Council)

- 3.1.13 Designing out crime: A designer's guide was produced in 2011 by the Design Council. It is a resource that has been created to help creative professionals understand more about how design can be used to combat crime.
- 3.1.14 It is a useful toolkit, alongside the National Design Guide, to help create safe, social and inclusive spaces, and reduce crime and the fear of crime.

Manual for Streets:

- 3.1.15 The Manual for Streets provides guidance on the design, construction, adoption, and maintenance of residential streets in England and Wales. It emphasises the importance of creating high-quality streets that prioritise the needs of pedestrians, cyclists, and public transport users, rather than just accommodating motor vehicle traffic. Key principles include:

- Collaborative Design: Encouraging a collaborative approach among stakeholders to ensure inclusive street design.
- Public Realm Functions: Ensuring streets serve multiple functions beyond just facilitating movement, enhancing community vibrancy and safety.
- Inclusive Design: Focusing on creating streets that are accessible and enjoyable for all users, regardless of age or ability.

3.1.16 The manual aims to transform street design culture, promoting a more people-oriented approach to urban spaces.

Raising the healthiest generation in history: why it matters where children and young people live (TCPA)

3.1.17 Informed by an inquiry called by the Government in 2023, which looked at how better planning, building and urban design in England could enhance the health and wellbeing of children and young people, this report from the TCPA provides a summary of the evidence submitted to inquiry, and draws out recommendations for the new Government. The evidence submitted is across seven themes including the rights of the child, the planning system and child/youth voice, streets, neighbourhoods and mobility, and access to play and open space.

3.1.18 The study, which has informed criterion 1(d) in the policy, highlights the benefit of designing developments through the lens of a child to help create environments which are safe, friendly and accessible for all.

Building with Nature

3.1.19 Building with Nature is the UK's first green infrastructure benchmark. It sets nationally recognised standards to show what good looks like at each stage of the development process.

Building for a Healthy Life (formerly Building for Life 12)

3.1.20 Building for a healthy life is a widely recognised design tool in England that focuses on creating neighbourhoods, streets, homes and public spaces that enhance the quality of life for residents. Its principles largely echo those included in the National Design Guide.

Technical guidance notes from Historic England

3.1.21 Historic England has prepared a number of technical guidance documents which are available on their website. Of particular relevance to Policy PL1 include guidance on looking after historic

buildings, energy efficiency and retrofit in historic buildings, and improving accessibility.

Blackburn with Darwen Local Plan

- 3.1.22 The Blackburn with Darwen Local Plan, adopted in 2024, sets similar content across policies CP8 and DM27.

The integrated assessment of the Local Plan

- 3.1.23 The broad implications of the policy for sustainable development are set out in the matrix at appendix B of the integrated assessment (IA) of the Local Plan, against the 14 sustainability objectives established in Table 3.1 of the IA. It sets out that, as an individual policy, policy PL1 is broadly positive against the housing, health and community, equality and diversity, climate change, environmental quality, historic environment, landscape / townscape, biodiversity and geodiversity, resource efficiency and transport objectives and broadly neutral against the other 4 objectives.

Replacing policies currently remaining in the Local Plan Core Strategy, the Replacement Unitary Development Plan and the Policies Map

- 3.1.24 This policy will replace Core Strategy policy CP10 'Design'.

Policies Map content

- 3.1.25 There is no policies map content in relation to this policy.

Evidence Map content

- 3.1.26 There is no evidence map content in relation to this policy.

The duty to cooperate

- 3.1.27 There are no strategic cross-boundary matters related to this policy that have been identified through the duty to cooperate on the Local Plan.

Delivering the policy

- 3.1.28 This policy will be delivered by developers and the council through the preparation of Local Design Guides or Local Design Codes and through the development management process in influencing good development in line with the policy.

Summary and conclusion

- 3.1.29 The policy provides a positive and effective strategic policy to ensure that new developments are of a high standard of design and align

with key design principles and characteristics set out in the national design guide.

3.1.30 The policy has received broad support from a number of key bodies including Historic England.

3.2 Our historic environment

The proposed policy

- 3.2.1 Policy PL2 covers Our historic environment.
- 3.2.2 The policy commits the council to work collaboratively with key partners and stakeholders to support proposals which conserve or, where appropriate, enhance the historic environment in the borough.
- 3.2.3 As required by PfE policy JP-P2 'Heritage', the proposed policy also identifies the key elements of our historic environment, which contribute most to the borough's identity, character and distinctiveness. This will help ensure that particular considerations are given to protect and, where appropriate, enhance their significance.
- 3.2.4 The policy also requires proposals that may affect heritage assets or their settings to be supported by a proportionate heritage assessment.

The policy context for the proposed policy

- 3.2.5 The policy context for the policy is largely set out in paragraphs 196-198 of the NPPF (December 2023). The policy accords with the NPPF in that it sets out a positive strategy for the conservation and enjoyment of the historic environment.
- 3.2.6 Policy JP-P2 states that Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future.
- 3.2.7 The Planning (Listed Buildings and Conservation Areas) Act 1990 and Ancient Monuments and Archaeological Areas Act 1979 set detailed legislation in relation to the conservation and protection of various heritage assets including Listed Buildings, Scheduled Monuments and Conservation Areas.

Key evidence

- 3.2.8 Key evidence supporting the content in the 'Our historic environment' policy includes the Wigan Historic Environment Strategy, key messages from our work on the Local Plan including consultation and engagement with Historic England and other key stakeholders, and good practice gleaned from other Local Plans.

Historic Environment Strategy

- 3.2.9 The Wigan Historic Environment Strategy was published by the council in 2021. It recognises that Wigan Borough's heritage belongs to the people of the borough, and that we all have a responsibility to protect it and a right to enjoy it. The strategy covers three themes: Understanding, valuing and managing and protecting our historic environment.
- 3.2.10 The key elements of the historic environment identified in this policy are identified in the strategy. In terms of managing and protecting our historic environment, the strategy sets an action plan with 11 objectives. This policy, alongside policies PL3, PL4 and PL5, aim to deliver these objectives, as applicable.

Engagement with Historic England

- 3.2.11 As set out in our Duty to Cooperate Statement of Common Ground and Statement of Compliance, the council has engaged closely with Historic England in the preparation of the plan.
- 3.2.12 As set out in the Consultation Report on the Initial Draft Local Plan, Historic England supports this strategic policy on the conservation and enhancement of the borough's historic environment; and welcomes the specific references to both the Wigan Borough Historic Environment Strategy and the Greater Manchester Historic Environment Record in the supporting text.
- 3.2.13 Based on comments from Historic England, the policy has been amended since the Initial Draft Local Plan to specifically refer to heritage assets with archaeological importance.

Good practice from other Local Plans

- 3.2.14 The proposed policy reflects policies in the following adopted Local Plans which also set out a list of the key elements of their historic environment:
- Warrington Local Plan (adopted 2023) – Policy DC2 (criterion 2)
 - Blackburn with Darwen Local Plan (adopted 2024) – Policy CP7 (criterion 3).

The integrated assessment of the Local Plan

- 3.2.15 The broad implications of the policy for sustainable development are set out in the matrix at appendix B of the integrated assessment (IA) of the Local Plan, against the 14 sustainability objectives established in Table 3.1 of the IA. It sets out that, as an individual policy, policy PL2 is broadly positive against the historic environment, landscape /

townscape, land and soil, economy and town centres objectives and broadly neutral against the other 9 objectives.

Replacing policies currently remaining in the Local Plan Core Strategy, the Replacement Unitary Development Plan and the Policies Map

- 3.2.16 This policy will replace Core Strategy policy CP11 'Our historic environment' and UDP Policy EV4D 'Historic Parks, Gardens and Cemeteries', and related content on the policies map.

Policy map content

- 3.2.17 The borough's canals are shown on the policies map, primarily in relation to policy PL6.

Evidence map content

- 3.2.18 The borough's Listed Buildings, Scheduled Monuments, Conservation Areas, and historic parks, gardens and cemeteries are all included on the evidence map.

The duty to cooperate

- 3.2.19 There are no strategic cross-boundary matters related to this policy that have been identified through the duty to cooperate on the Local Plan.

Delivering the policy

- 3.2.20 This policy will be delivered by property owners, developers, the local community, other stakeholders and the council the project work and the development management process.

Summary and conclusion

- 3.2.21 The policy provides a positive and effective strategic policy on the conservation and enhancement of the borough's historic environment, in accordance with national planning policy, and will play a key role in ensuring the delivery of objectives set in the Wigan Borough Historic Environment Strategy.
- 3.2.22 It has support from Historic England and, as required by PfE Plan policy JP-P2, clearly sets out the key elements of the borough's historic environment to which particular consideration needs to be given to protect their significance.

3.3 Heritage assets at risk

The proposed policy

- 3.3.1 Policy PL3 covers Heritage assets at risk.
- 3.3.2 The policy sets out the means to which the council will facilitate the effective conservation, restoration and/or sensitive regeneration of heritage assets in the borough to help prevent their dereliction or decay.

The policy context for the proposed policy

- 3.3.3 Paragraph 196 of the NPPF (December 2023) requires Local Plans to set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.
- 3.3.4 PfE Plan policy JP-P2 requires that where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and place-making, and set out strategies for their repair and re-use.

Key evidence

- 3.3.5 Key evidence supporting the content in the Heritage Assets at Risk policy includes Historic England's Heritage at Risk Register, the council's Historic Environment Strategy; and key messages from our work on the Local Plan including consultation and engagement and the integrated assessment.

Heritage at Risk Register

- 3.3.6 Historic England updates its Heritage at Risk Register annually. It identifies sites that are most at risk of being lost as a result of neglect, decay or inappropriate development. Nationally, the register covers Grade I and Grade II* Listed Buildings, Grade II places of worship, Conservation Areas, archaeological entries, register parks and gardens, registered battlefields and protected wreck sites. The heritage assets at risk currently identified in the register are set out in the supporting text to the policy.

Wigan Historic Environment Strategy

- 3.3.7 Reducing our heritage at risk is one of 11 objectives set out in the Wigan Historic Environment Strategy, published by the council in 2021, with a commitment to protect and remove buildings from both the national and local Heritage at Risk registers, and responding to other 'at risk' registers as published by other organisations.

- 3.3.8 This policy also aligns with other objective in the Historic Environment Strategy, including working effectively with owners of heritage assets and identifying and securing new funding opportunities.

Engagement with Historic England

- 3.3.9 As set out in our Duty to Cooperate Statement of Common Ground and Statement of Compliance, the council has engaged closely with Historic England in the preparation of the plan.
- 3.3.10 As set out in the Consultation Report on the Initial Draft Plan, Historic England support this policy subject to minor amendments to criterion 1, which have been addressed.

The integrated assessment of the Local Plan

- 3.3.11 The broad implications of the policy for sustainable development are set out in the matrix at appendix B of the integrated assessment (IA) of the Local Plan, against the 14 sustainability objectives established in Table 3.1 of the IA. It sets out that, as an individual policy, policy PL3 is broadly positive against the health and community and historic environment objectives and broadly neutral against the other 12 objectives.

Replacing policies currently remaining in the Local Plan Core Strategy, the Replacement Unitary Development Plan and the Policies Map

- 3.3.12 This policy will not replace any policies in the Core Strategy or the UDP.

Policies Map content

- 3.3.13 There is no policies map content in relation to this policy.

Evidence Map content

- 3.3.14 The heritage assets at risk in the borough can be found on the evidence map.

The duty to cooperate

- 3.3.15 There are no strategic cross-boundary matters related to this policy that have been identified through the duty to cooperate on the Local Plan.

Delivering the policy

- 3.3.16 This policy will be delivered by property owners, developers, the local community, other stakeholders and the council through project work and the development management process.

Summary and conclusion

- 3.3.17 In line with NPPF paragraph 196, and with support from Historic England, the policy provides a positive strategy for the conservation, restoration and sensitive regeneration of heritage assets at risk in the borough.

3.4 Development in our Conservation Areas

The proposed policy

- 3.4.1 Policy PL4 covers Development within our Conservation Areas.
- 3.4.2 In conjunction with Conservation Area Appraisals and their Management Plans, the policy details the main considerations that the council will apply when assessing development proposals within the borough's Conservation Areas.

The policy context for the proposed policy

- 3.4.3 The Planning (Listed Buildings and Conservation Areas) Act 1990 and Ancient Monuments and Archaeological Areas Act 1979 set detailed legislation in relation to the conservation and protection of various heritage assets including Conservation Areas.
- 3.4.4 Policy EV4A in the Unitary Development Plan is currently applied to assess development proposals within the borough's Conservation Areas.

Wigan Replacement Unitary Development Plan

- 3.4.5 The proposed policy largely reflects policy EV4A 'Development and Design in Conservation Areas' in the Unitary Development Plan, which has been effectively applied when assessing development proposals in the borough's Conservation Areas since 2006.
- 3.4.6 The proposed policy retains the key elements of UDP Policy EV4A, with the exception of reference to Conservation Area Appraisals and their Management Plans, and the tightening of the wording of a number of criteria to shorten and remove duplication.

Good practice from other Local Plans

- 3.4.7 Criterion 3 of the policy has been informed by policy BE/16 'Demolition of Buildings within Conservation Areas' in the Rochdale Local Plan (adopted 2006). This has proved a successful policy clause in Rochdale since its adoption.

The integrated assessment of the Local Plan

- 3.4.8 The broad implications of the policy for sustainable development are set out in the matrix at appendix B of the integrated assessment (IA) of the Local Plan, against the 14 sustainability objectives established in Table 3.1 of the IA. It sets out that, as an individual policy, policy PL4 is broadly positive against the health and community, historic environment, landscape / townscape and town centres objectives and broadly neutral against the other 10 objectives.

Replacing policies currently remaining in the Local Plan Core Strategy, the Replacement Unitary Development Plan and the Policies Map

- 3.4.9 This policy will replace UDP Policy EV4A 'Development and Design in Conservation Areas' and related content on the policies map.

Policies Map content

- 3.4.10 There is no policies map content in relation to this policy.

Evidence Map content

- 3.4.11 The borough's Conservation Areas can be found on the evidence map.

The duty to cooperate

- 3.4.12 There are no strategic cross-boundary matters related to this policy that have been identified through the duty to cooperate on the Local Plan.

Delivering the policy

- 3.4.13 This policy will be delivered by property owners, developers, the local community, other stakeholders and the council through project work and the development management process.

Summary and conclusion

- 3.4.14 The policy largely reflects policy EV4A of the Wigan Unitary Development Plan which has been applied effectively in the borough since its adoption in 2006.

3.5 Non-designated heritage assets

The proposed policy

- 3.5.1 Policy PL5 covers Non-designated heritage assets.
- 3.5.2 The policy provides a framework to help ensure that the impact on non-designated heritage assets is considered effectively when assessing development proposals which may directly or indirectly remove, harm or undermine their significance, or that of their setting.

The policy context for the proposed policy

- 3.5.3 NPPF paragraph 216 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 3.5.4 Policy JP-P2 'Heritage' states that development proposals affecting non-designated heritage assets and/or their settings should be considered having regard to national planning policy.
- 3.5.5 Non-designated heritage assets are defined in paragraph 039, Reference ID: 18a-039-20190723 of Planning Practice Guidance. This has informed the supporting text.

Key evidence

- 3.5.6 Key evidence supporting the content in the 'Non-designated heritage assets' policy includes engagement with Historic England.

Engagement with Historic England

- 3.5.7 As set out in our Duty to Cooperate Statement of Common Ground and Statement of Compliance, the council has engaged closely with Historic England in the preparation of the plan.
- 3.5.8 Historic England recommended a specific policy on non-designated heritage assets and, as set out in the Consultation Report on the Initial Draft Local Plan, they support this policy and welcome the reference in the supporting text to the need for a proportionate heritage assessment in support of all development proposals that may affect heritage assets.

The integrated assessment of the Local Plan

- 3.5.9 The broad implications of the policy for sustainable development are set out in the matrix at appendix B of the integrated assessment (IA)

of the Local Plan, against the 14 sustainability objectives established in Table 3.1 of the IA. It sets out that, as an individual policy, policy PL5 is broadly positive against the historic environment, landscape / townscape, resource efficiency and town centres objectives and broadly neutral against the other 10 objectives.

Replacing policies currently remaining in the Local Plan Core Strategy, the Replacement Unitary Development Plan and the Policies Map

3.5.10 This policy will not replace any policies in the Core Strategy or the UDP.

Policies Map content

3.5.11 There is no policies map content in relation to this policy.

Evidence Map content

3.5.12 There is no evidence map content in relation to this policy.

The duty to cooperate

3.5.13 There are no strategic cross-boundary matters related to this policy that have been identified through the duty to cooperate on the Local Plan.

Delivering the policy

3.5.14 This policy will be delivered by property owners, developers and the council as local planning authority through the development management process.

Summary and conclusion

3.5.15 Consistent with NPPF paragraph 216 and supported by Historic England, it is considered that the policy provides an effective policy framework to assess the impact of development proposals on the significance of non-designated heritage assets and their settings.

3.6 The borough's canals

The proposed policy

- 3.6.1 Policy PL6 covers the borough's canals.
- 3.6.2 The policy recognises the importance of the borough's canal network and provides a policy framework to ensure that new development that is adjacent to, or adjoins it, reflects and complements its distinctive historic and industrial character, sympathetically integrates the canal environment into the design; protects and enhances its environmental quality, ecological connectivity and its role as a key asset for leisure, recreation and tourism.

The policy context for the proposed policy

- 3.6.3 There are no specific references to canals in the NPPF or any material content in Planning Practice Guidance.
- 3.6.4 The PfE Plan, however, recognises canals as a central component of the landscape, which make a major contribution to biodiversity, geodiversity, wider green infrastructure, local identity, the sense of place and heritage; an important part of our Nature Recovery Network; and a key element of the historic environment.
- 3.6.5 The local policy context includes UDP Policies EV3F and S1F, and their associated Canalside Development and Improvement Supplementary Planning Document (2019).

Key evidence

- 3.6.6 Key evidence supporting the content in the policy includes policies within the existing development plan for the borough, and key messages from our work on the Local Plan including consultation and engagement.

Policies within the existing Local Plan

- 3.6.7 The proposed policy retains, and builds upon, the policy content in both UDP policies EV3F and C1F, which have formed part of the borough's development plan since 2006.

Engagement with key stakeholders

- 3.6.8 The policy has been informed by engagement with key stakeholders at key stages of plan preparation, notably Historic England and the Canal and River Trust, who, as set out in the Consultation Report, both support the policy.

The integrated assessment of the Local Plan

- 3.6.9 The broad implications of the policy for sustainable development are set out in the matrix at appendix B of the integrated assessment (IA) of the Local Plan, against the 14 sustainability objectives established in Table 3.1 of the IA. It sets out that, as an individual policy, policy PL6 is broadly positive against the health and community, water, historic environment, landscape / townscape, biodiversity and geodiversity, resource efficiency and transport objectives and broadly neutral against the other 7 objectives.

Replacing policies currently remaining in the Local Plan Core Strategy, the Replacement Unitary Development Plan and the Policies Map

- 3.6.10 This policy will replace UDP policies EV3F 'The River Douglas, Canal Network and Other Water Features' and C1F 'The River Douglas, Canal Network and Other Water Features' and related content on the policies map.

Policies Map content

- 3.6.11 The borough's canals, namely the Leeds & Liverpool Canal and the Bridgewater Canal, are identified on the policies map in support of this policy.

Evidence Map content

- 3.6.12 There is no evidence map content in relation to this policy.

The duty to cooperate

- 3.6.13 The Leeds & Liverpool Canal passes through the borough from Appley Bridge in West Lancashire in the west to near Blackrod in Bolton and soon after near Adlington in Chorley. The Leigh Branch starts at a junction in Wigan and passes close to Platt Bridge ending at Leigh Bridge in Leigh. Here it connects with the Bridgewater Canal which crosses into Salford to the south of Astley.
- 3.6.14 We raised the impact of the Local Plan on canals as a potential cross-boundary issue with all duty to cooperate bodies in 2024. However, no particular issues relating to canals have been raised. Historic England raised comments on policy PL6, and these have informed policy edits.

Delivering the policy

- 3.6.15 This policy will be delivered by property owners, developers, the local community, other stakeholders and the council through project work and the development management process.

Summary and conclusion

- 3.6.16 Supported by both Historic England and Canal & River Trust, and reflecting existing Unitary Development Plan policies that have been implemented effectively since 2006, the policy provides an effective policy framework to ensure that new developments adjacent to the canal network is sympathetic to the visual qualities of the area, its waterside character and wildlife value by reason of its layout, external appearance and access arrangements, and protects and enhances its role for leisure and recreation.

3.7 Extension, alteration or conversion of existing buildings in the Green Belt

The proposed policy

- 3.7.1 Policy PL7 covers the Extension, alteration or conversion of existing buildings in the Green Belt.
- 3.7.2 The policy specifies the circumstances in which proposed extensions, alterations or conversions of existing buildings in the Green Belt will be permitted.

The policy context for the proposed policy

- 3.7.3 NPPF paragraph 154c allows for the extension or alteration of an existing building within the Green Belt provided that it does not result in disproportionate additions over and above the size of the original dwelling.
- 3.7.4 The proposed policy will replace UDP Policy GB1A 'Reuse of Buildings' and UDP Policy GB1B 'Extensions to Existing Dwellings in the Green Belt and Safeguarded Land' which have provided the local policy framework on this topic since 2006.

Key evidence

- 3.7.5 Key evidence supporting the content in the policy includes a review of our existing development plan policies, and our experience of implementing them, and good practice gleaned from other local plans.

Review of existing development plan policies

- 3.7.6 The proposed policy reflects and strengthens UDP policies GB1A and GB1B regarding the reuse of, and extension to, existing buildings in the Green Belt. Key changes include:
- Reducing the limit to which buildings can be extended without being considered disproportionate from 75% to 30%, to tighten the existing lenient allowance, and reflecting good practice elsewhere. The 30% allowance does not apply for dwellings that are suburban in character and clearly form part of a pocket of development or a continuous road frontage.
 - Aligning the definition of 'original building' to that set out in NPPF, which is a building as it existed on 1 July 1948, rather than 4 November 1991 as it incorrectly states in the Unitary Development Plan.

Good practice from other Local Plans

- 3.7.7 Policy LPD05 in the St Helens Local Plan (adopted 2022) is more detailed and includes clauses on vehicular access and Green Belt harm that are covered either elsewhere in the development plan or by national policy. However, criteria 1 and 2 of that policy do support our position on criterion 1 in our proposed policy, in relation to using 30% and the inclusion of ancillary structures. In addition, criterion 4 of the St Helens policy has informed criterion 4 of our proposed policy on allowing conversion where a building is structurally sound.

The integrated assessment of the Local Plan

- 3.7.8 The broad implications of the policy for sustainable development are set out in the matrix at appendix B of the integrated assessment (IA) of the Local Plan, against the 14 sustainability objectives established in Table 3.1 of the IA. It sets out that, as an individual policy, policy PL7 is broadly positive against the landscape / townscape objective and broadly neutral against the other 13 objectives.

Replacing policies currently remaining in the Local Plan Core Strategy, the Replacement Unitary Development Plan and the Policies Map

- 3.7.9 This policy will replace UDP policies GB1A 'Re-use of Buildings', GB1B 'Extensions to Existing Dwellings in the Green Belt and in Safeguarded' and GB1C 'Replacement Dwellings in the Green Belt and in Safeguarded Land'.

Policies Map content

- 3.7.10 The Green Belt is shown on the policies map in relation to this policy.

Evidence Map content

- 3.7.11 There is no evidence map content in relation to this policy.

The duty to cooperate

- 3.7.12 There are no strategic cross-boundary matters related to this policy that have been identified through the duty to cooperate on the Local Plan.

Delivering the policy

- 3.7.13 This policy will be delivered by property owners, developers and the council as local planning authority through the development management process.

Summary and conclusion

Alongside national planning policy, this policy provides a sufficient policy framework to manage proposed extensions, alterations or conversions of existing buildings in the Green Belt.