

Wigan Core Strategy Examination

Hearing session for Matter 7b: East Lancs Road Corridor (Policy SP4.6)

9.30 am Tuesday 7th February 2012 (morning session)

AGENDA

1. Overall approach to development in the East Lancs Road Corridor

- Is the identification of four site options spread over a broad area appropriate for a Core Strategy?
- When did the concept emerge during the preparation of the Core Strategy? Why was it introduced? Was it considered against other options?
- Does the approach provide sufficient guidance for the Allocations and Development Management DPD and sufficient certainty for local residents and developers? Is it clear where housing development will be, how much and when? On what basis will sites be chosen? Why could the scale of development and its broad location not be established through the Core Strategy? Should the Core Strategy not set a clearer strategy for the future of safeguarded land in the area?
- What are the alternatives to this approach? Should it more specific (decide on a particular area or areas as a broad location or even allocated as a strategic site) or less specific (simply identify the settlements where growth is planned and leave the site selection to a later DPD)? What would be the consequences of such alternatives? Is there evidence to support a different approach?
- Should the boundary of the EW Core be extended to include the whole of Astley and the potential site at Coldhurst Lane? Should the ELRC just relate to Golborne and Lowton?

2. Scale of development and timing

- How much housing is envisaged in the broad location overall? Is this clear? What is the capacity of each site option?
- How would the amount of housing relate to the overall scale and pattern of development in the Borough? How would the overall amount of development in the ELRC be controlled?
- When is the housing likely to be delivered and how would this relate to development in the EW Core?
- How in practical terms will housing in the ELRC benefit regeneration in the EW Core? Will it be on a sufficient scale to make a difference?
- Potential effect on investment and development in EW Core
- What is the basis for the Council's suggested changes? Why up to 600 houses? Basis for releasing additional land on top of 600? How would this be done practically? Is the intended approach appropriate?

3. Lower density / higher value housing

- Benefits
- Is the approach justified in terms of the efficient use of land?
- How will this approach affect the market for housing in the EW Core?
- How will it be achieved in practice? What if developers choose to deliver a wider range of housing at higher density?
- Will affordable housing be provided?

4. Potential adverse effects

- Additional traffic / congestion
- Local infrastructure – schools etc. / scale of development in relation to existing settlements
- Effect on open land / character and appearance of areas
- Recreational value
- Biodiversity
- Residential amenity
- Flood risk
- Displacement of existing uses?

5. Viability and delivery

- Evidence of viability?
- Potential constraints to delivery and mitigation