

**For the attention of Kevin Ward Government Inspector**

It is obvious from the agenda for the meeting on Wednesday 18<sup>th</sup> April that the Wigan core strategy is not fit for purpose.

We pointed out in our earlier documents that consultation with the communities involved was inadequate, especially in the East Lancs Rd Corridor of Lowton. This area was not even considered in the original document.

We are not against some building in Lowton, however to allow the builders to push for the release of land that would allow up to 2400 Homes to be built in an area that now only consist of 5000 homes would destroy our village.

The government have now passed into law the new planning rules. We list below the critical points. Therefore we ask that you reject Wigan's core strategy in it entirety. Instead of asking Wigan Planning department if they have time to adjust a plan that is no longer needed. They should put there efforts into producing a new five year plan in line with Government Policy.

**Do we want to follow in these footsteps?**

**Ireland** 1600 Ghost Towns

**Spain** 600,000 New Completed Apartments unsold, extra 200,000 waiting completion.

**England** 300,000 units with planning permission not started

It's obvious that targets cannot be achieved if the economic situation won't allow

It has just been mentioned in the press that Mortgages will be harder to get in future as there will be stringent rules applied as to ability to make and continue payments.

Empty Homes in Wigan total is 3,130 of which 230 are council houses. Across England there are 662,105 empty houses

The new homes bonus paid to councils is now available if they bring disused Houses back into use. This is equal to the council tax for a period of six years.

Population of Wigan This is very static 1971 = 302,929 1981 = 307,721 1991 = 310,866 2001 = 301,415

Current situation remaining sites with existing planning permission = 2301 units

So why do we need all these new houses in the LDP?

### **New Planning Laws**

These are statements made by Rt Hon Greg Clark Minister for Communities and Local Government from Parliaments debate

<http://www.parliamentlive.tv/Main/Player.aspx?meetingId=10481&st=12:33:43.5130000>

Essence is to put power in the hands of the people

No top down targets

Regional bodies to be scrapped and all targets removed

Plan required for five years only

Plan only needs a five year land supply in place

Existing plans with consent can be included in the five year plan (this is = to 2301 units in Wigan)

Local government can prioritise brown field sites despite extra cost of building

Economic conditions can be taken into account when setting the 5 year plan

Playing fields are to be protected and the usage cannot be changed without the approval of Sport England

Government team available to help councils adjust the LDP plans to the new conditions.

Anything not in the plan should not be approved

Community infrastructure levy

The area where the development takes place will have a share in this to encourage communities to allow building in their area.

Edward Thwaite Chairman.