

- and buildings;
- enhancing the quality of life;
- quality in new development; and
- promoting sustainable economic growth, competitiveness and social inclusion.

1.3.9 Although the RSS gives priority to development and regeneration in the city centres of Manchester and Liverpool, in other parts of the region, including Wigan Borough, priority will be given to development which will enhance the overall quality of life where there are concentrations of social, economic and environmental problems.

(c) Planning Policy Statement 1 - Delivering Sustainable Development

1.3.10 Planning Policy Statement 1 (PPS1) sets out the overarching planning policies on the delivery

of sustainable development through the planning system.

1.3.11 The key principles of PPS1 are noted as follows:

- Development plans should ensure that sustainable development is pursued in an integrated manner;
- Local planning authorities should ensure that development plans contribute to global sustainability by addressing the causes and potential impacts of climate change - through policies which reduce energy use, reduce emissions, promote the development of renewable energy resources, and take climate change impacts into account in the location and design of development.
- A spatial planning approach should be at the heart of planning for sustainable Development

- Planning policies should promote high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development.
- Development plans should also contain clear, comprehensive and inclusive access policies - in terms of both location and external physical access.
- Community involvement is an essential element in delivering sustainable development and creating sustainable and safe communities.

(d) By Design - Urban Design in the Planning System: Towards Best Practice

1.3.12 By Design is a guide which is aimed at helping to encourage better urban design and is a companion to the principles

contained in PPS1 as listed above.

1.3.13 It notes that good urban design should be centred around seven core objectives which are listed below. These objectives should be carefully considered by parties interested in pursuing development in the area.

1.3.14 The core objectives are:

- **Character:** To promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, landscape and culture;
- **Continuity and Enclosure:** To promote the continuity of street frontages and the enclosure of space by development which clearly defines private and public areas;
- **Quality of the Public Realm:** To promote public spaces and

routes that are attractive, safe, uncluttered and work effectively for all in society, including disabled and elderly people;

- **Ease of Movement:** To promote accessibility and local permeability by making places that connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport;
- **Legibility:** To promote legibility through development that provides recognisable routes, intersections and landmarks to help people find their way around;
- **Adaptability:** To promote adaptability through development that can respond to changing social, technological and economic conditions; and
- **Diversity:** To promote diversity and choice through a mix of

compatible developments and uses that work together to create viable places that respond to local needs.

1.4 DEVELOPMENT CONTEXT

1.4.1 At the present time Wigan is experiencing unprecedented development and investment interest. This is spread across a number of sectors including residential, commercial and retail. The Eastern Gateway in particular is seen as a potential prime growth area due to the amount of potential development site's and its close proximity to the town centre.

MAJOR APPROVED PROPOSALS

(a) Grand Arcade - Millgate and Riverway

1.4.2 Phase III of the Grand Arcade development was approved by the council in 2005 and has yet to commence construction. Plans include a mixed use scheme with small scale retail and commercial

units on the ground floor and 153 residential apartments in the upper floors. The building will rise to 18 storeys and will be a major landmark building in Wigan town centre.

MAJOR SUBMITTED PROPOSALS

1.4.3 The following large scale applications have been submitted to the council over recent months:

(a) Former Police Station - Harrogate Street

1.4.4 Applicants for the demolition and redevelopment of the former Police station submitted an outline proposal for a mixed use scheme in 2006. Plans include the provision of 253 residential units in two separate buildings and small scale retail and commercial units on the ground floor.

(b) Former Town Hall - Rodney Street

1.4.5 An outline application for the redevelopment of the former Town Hall site was received by the council in 2007. The proposal is for the restoration of the heritage listed properties and the construction of two new buildings. The mixed use development will include office and commercial units on the ground and first floors and 164 residential units. One of the major elements of the scheme is the proposal for a 12 storey tower on the northern section of the site at the junction of Riverway and Rodney Street.

MAJOR SCHEMES IN PLANNING

(a) Joint Service Centre

1.4.6 The Wigan Joint Service Centre is a new concept in Local Government where all public services will be combined into

one area or 'one-stop shop'. The Joint Services Centre will be developed in the civic core and will include the sites of the International Swimming Pool, the Town Hall, the Municipal Buildings and the Children's Library.

- 1.4.7 As part of the scheme it is expected that the International Swimming Pool will be demolished to make way for a healthy living zone, including a remodelled pool. Details of the Private Finance Initiative (PFI) scheme are not yet finalised.
- 1.4.8 The scheme is due for completion in 2010 and will transform the civic core of the town centre providing regeneration opportunities for the wider area and public domain.

