



Request

Can you please advise how much money the Council receives from house builders for each house that is built in the Standish area of Wigan?

Response

By way of a general background and for information purposes, planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms. They must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

In the broad locations for new development in Standish, as defined by the Wigan Local Plan Core Strategy (the latter document can be viewed online at the Council's website at the following link: [Local Plan Core Strategy \(wigan.gov.uk\)](https://www.wigan.gov.uk/Local-Plan-Core-Strategy)), £4,995 is the financial figure required, per new house, to form a policy compliant contribution towards local infrastructure in these locations.

In this respect, these monies are collected under the Standish Infrastructure Levy. Information on how this contribution is determined is set out in the Standish Infrastructure Assessment which, along with associated information, can be found online on the Council's website at the following link:

[Strategic infrastructure assessments \(wigan.gov.uk\)](https://www.wigan.gov.uk/Strategic-infrastructure-assessments)

Additional planning obligations, which again can include financial contributions, may be entered into to mitigate the impacts of a development proposal. Such obligations may be required for example, not exhaustively, affordable housing, bespoke highways schemes, biodiversity net gain, public open space and play space improvements, etc.

These obligations (if any) are however required based on the specifics of each individual application, and therefore it is not possible to state in general terms 'how much money the Council receives from house builders for each house that is built in the Standish area of Wigan' as this figure will vary.