

# **ATTACHMENT 1**

Planning Policy  
Wigan Council  
Environmental Services Department  
Civic Buildings  
New Market Street  
Wigan  
WN1 1YN

11 March 2011

Dear Sir,

We are writing to you to express our joint concerns regarding the proposals laid out in The Wigan Local Development Framework Draft Core Strategy document currently undergoing public consultation. We hope you appreciate that the fact that this letter is jointly submitted on a cross-party basis only serves to underline the depths of our dissatisfaction with the document as it stands.

We believe that the proposals made in This document That affect The future de of The village of Lowton, namely those parts of the document that refer to the 'East Lancashire Road Corridor' to be unsound for the following key reasons:

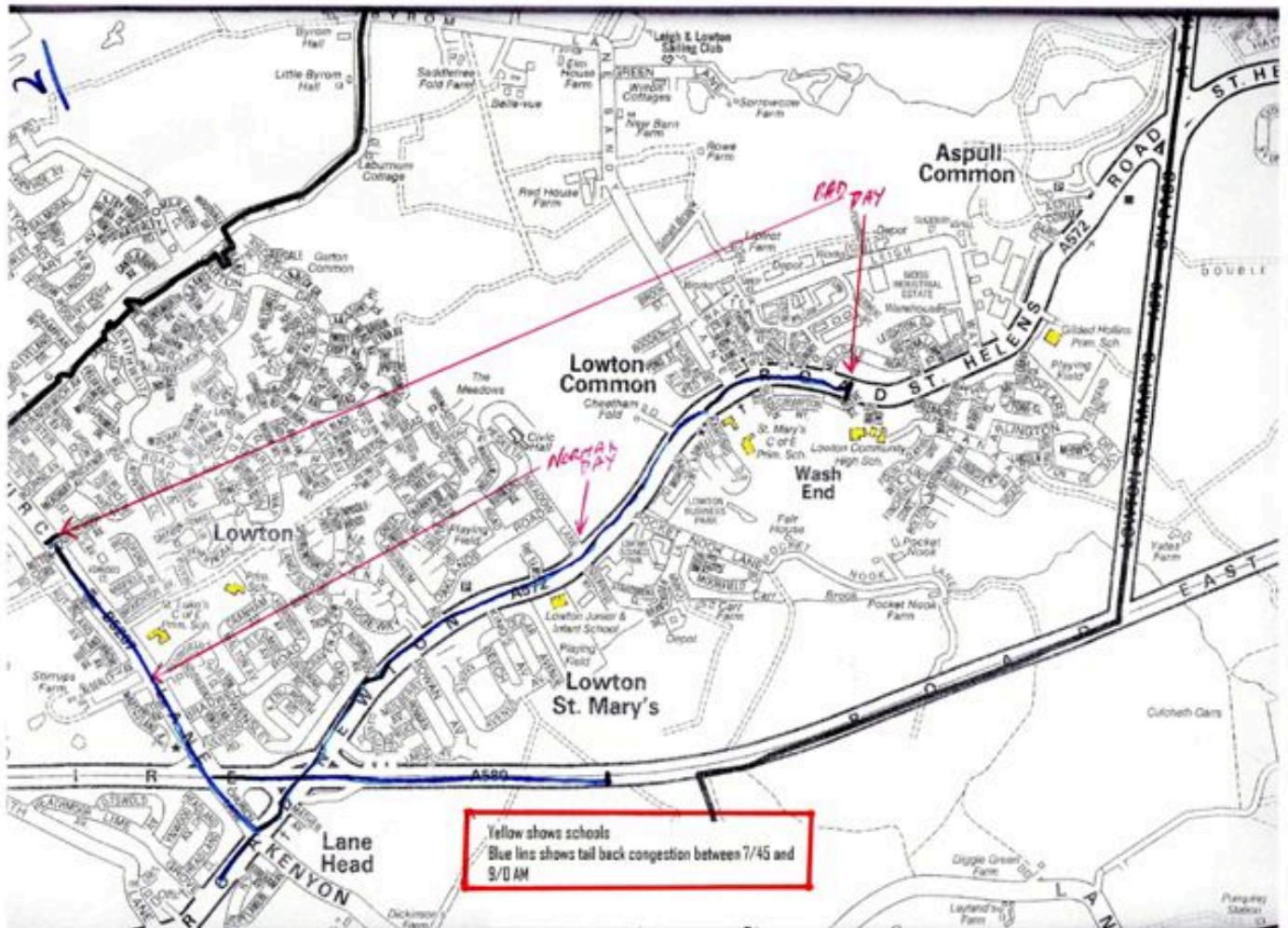
- 1) There can be no further development at all in the village of Lowton without a commensurate improvement to the transport infrastructure of the village without a severe and deleterious effect on the character of the village and a consequential deterioration of the desirability of the area both as a commuter village and as a residential area. No such proposals to improve the transport infrastructure are contained within this document or, to our knowledge, any other related document.
- 2) In any case, the scale of the proposal to set land aside for development in Lowton East Ward is unacceptable, indeed excessive in the extreme. If all this land set aside for development in the next fifteen years were to be developed it would be reasonable to estimate that the population of the village would increase by between 20-25%. This would fundamentally and permanently alter the character of the village to the detriment of the community and is viewed as thoroughly unacceptable to the current residents of Lowton.
- 3) Finally, if there is any development to take place at all, then any revenues generated by a community Infrastructure levy (or similar mechanism) must be spent primarily to benefit the people of Lowton East Ward. Currently there is nothing to suggest in this document or, to our knowledge, any other related document, to suggest that this would be the case.

The signatories to this letter reserve the right to make further separate (or joint submissions on this matter within the timeframe allotted for consultation.

Regards,

Mr Andrew Burnham MPCllr Iames GrundyCllr James Cowley  
Leigh (Labour)    Lowton East (Conservative)    Lowton East (Labour)

## ATTACHMENT 2



ATTACHMENT 2A

17/3/2010

2A

To Whome it may Concern

I am the School Crossing patrol  
at St Lukes on Church Lane Lane

Each morning the traffic can  
build up to such an amount th  
they is cars and very large lorrie  
are going as far back as Ashwood  
Avenue from the traffic lights at  
Lane Head. It is very rare that  
the road is empty.

The volume of traffic in the  
morning around 8am up until 9a  
is horrendous and I do find th  
many cyclists are riding on the  
footpath to avoid going and the  
is very dangerous for the parents  
and pupils at my school when  
they gather at the school gates befo  
registration.

In my opinion as a Lollipop Lady  
and resident of hutton the  
amalgamation of the 2 high schools  
would be a disaster for pupils  
trying to get there from Gtberns  
in time for classes.

yours faithfully  
Cathy Parnall  
llanall

## ATTACHMENTS 2B1 and 2B2



*CAHLEN LANE  
7 AM to 9 PM*



*NEWTON RD 7 AM to 9 AM*



### ATTACHMENT 3

Wigan Demand Management Zone	2006/07	2014/15 forecast	2024/25 forecast	2034/35 forecast
Average normal demand (MI/d)	91	86.3	87.2	90
Peak week demand (MI/d)	-	107.1	109.2	113.6
Peak day demand (MI/d)	-	115.7	118	122.7
MI/d = million litres per day				

3.3.5 For wastewater, United Utilities have identified that they have concerns with about sewage flooding in the borough with 381 properties identified as being at risk. This is higher than any other Local Authority in the North West. In particular, Ince, Hindley and East Lancs. pumping stations all have performance problems and have caused flooding issues and pollution. Tyldesley and Hindley waste water treatment works also have flooding and capacity issues. The map

## ATTACHMENT 4A

William Adamson  
Carr Farm  
Carr Lane  
Lowton  
Warrington  
WA3 1AQ

25/12/2011

Attention Mr K Ward Planning Inspectorate

I write regarding the proposed housing development's along the East Lancs Rd Corridor.

Being the land owner of the largest plot known as Pocket Nook I am firstly concerned that I was not aware that the land definition had been changed from White Land which I understood was to be kept for agriculture, to protected development land.

I am informed this happened in 2010. I was not consulted and will be asking questions about the process. Surely as owner of this land I should have been involved.

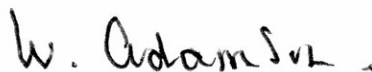
The land is well farmed and highly productive; three years ago it was re-drained at considerable cost and is now excellent growing land. Surely this type of land should be protected.

As a resident I find it hard to believe that planners are considering building extra houses in the Lowton area, all access roads from any building site would have to decant onto Newton Rd or Church Lane and both these roads are already grid locked at peak traffic times.

The communication from the area is poor with no direct public service to the main employment areas of Manchester, Warrington or Liverpool; we have no railway station and not much chance of getting one.

I ask you to consider these points when making your decision.

Yours Sincerely

A handwritten signature in black ink that reads "W. Adamson". The signature is written in a cursive, slightly slanted style.

William Adamson Farmer.

**ATTACHMENT 4B**

MR K WARD  
PLANNING INSPECTORATE  
ROOM 403  
TEMPLE QUAY HOUSE  
2 THE SQUARE  
TEMPLE SQUARE  
BRISTOL

MR JCS LEIGH  
HIGHER POCKET NOOK FARM  
POCKET NOOK LANE  
LOWTON  
WARRINGTON  
  
WA3 1AU

30 NOVEMBER 2011

Dear Sir

I have lived and worked at the above named farm all my life and I understood the land to be "white land". However I have been informed that Wigan Council has reclassified the land to enable development to take place, If this is the case, why wasn't I as a landowner and lifelong resident, informed about this?

Yours faithfully

JCS Leigh

MR K WARD  
THE PLANNING INSPECTORATE  
ROOM 403  
TEMPLE QUAY HOUSE  
2 THE SQUARE  
TEMPLE QUAY  
BRISTOL

MR E LEIGH  
28 MOORFIELD CRESCENT  
LOWTON  
WARRINGTON  
CHESHIRE  
WA3 1AJ

29 November 2011

Dear Mr Ward

RE; RE-CLASSIFICATION OF LAND IN EAST LANCS.  
ROAD CORRIDOR

As a landowner at Pocket Nook Farm, Lowton and a resident of Moorfield Crescent, I write to express my concern and dismay that Wigan Council did not inform me of the reclassification of the land in this area from "white land" to "safeguarded" land.

I have learned recently that the land was re-classified in 2010 and I should like to know why I wasn't informed or consulted about this. Surely it is vital that landowners and residents are kept informed of such changes.

I am extremely concerned about Wigan Council's inclusion of this land for development.

Every Lowton resident is aware of the serious traffic congestion on the East Lancs. Road and Newton Road. It beggars belief that they should consider developing the area. We have a very poor public transport system and therefore any further development would only exacerbate the congestion problems. Newton Road could quite easily become a bigger car park than the M25!

The majority of the land in the Pocket Nook Lane site is good quality arable land and one must question the wisdom of the planning department in looking to develop it. Surely there must be many brown field sites to develop.

There are precious few green spaces in the area and developing them goes against the NHS/ Public Health Agenda.

I hope that you will take note of my concerns and investigate as to why landowners and residents were not informed of the land classification changes.

Yours sincerely

Edward Leigh

ATTACHMENT 4D

MR K WARD  
PLANNING INSPECTORATE  
ROOM 403  
TEMPLE QUAY HOUSE  
2 THE SQUARE  
TEMPLE SQUARE  
BRISTOL

MR FRANK WALSH  
LOWER POCKET NOOK FARM  
POCKET NOOK LANE  
LOWTON  
WARRINGTON

30 NOVEMBER 2011

Dear Sir

I am writing as a tenant of the above named farm, where I have lived all my life.

I am aware that this area of Pocket Nook Lane is one of 4 possible areas of development proposed by Wigan Council.

Could you explain why Wigan Council has never notified me about the change of land classification in the area?

Yours faithfully

Frank Walsh

**ATTACHMENT 4E - page 1 of 2**

Edward N Houlton  
342 Newton Road, Lowton  
Warrington  
WA3 1HE

Dear Sirs

I write to provide evidence to what happened approximately 2 years ago at a Township Forum Meeting with regard the proposed housing under discussion now.

As I recall, I was the Representative for Lane Head South Residents Group on the Forum. We were given a presentation on the way forward for Wigan which included parts of what we were told was Green Belt Land in Lowton. We were told that in order to protect this land from development we needed to re-classify this land to Protected Development Land, I think. To put it into terms that I remember and can easily explain, we were told that moving this land from Green Belt to Protected Development Land would ensure that this land would never be used for development. I did point out at the time that this was a stupid idea but was assured by the relevant Council Officers that this was the best course of action for the Village.

Imagine my surprise when I heard that this had now turned into a proposed 1200 housing development. I am sure that you will also understand my utter shock after talking to the owner of said land. He has no idea that his land, HIS LAND, has been re-classified. How can the Council just act with apparent impunity. I am shocked and appalled to have been an unwilling participant in such a underhanded matter. Naturally no Council Officer present remembers anything !

However...

I must voice my concerns over this development. There is a major problem with the sewers in Lowton. Golborne Urban District Council used 9 inch sewerage pipes, and as a consequence , the flow of effluent at peak times overwhelms the system. this causes effluent to shoot out of grids on Church Lane. This matter is further compounded. United Utilities are only expected to move the effluent. so what happens is the workers use a high pressure hose and blast the effluent away leaving a residue all over the area. a residue of poo. just for clarity. There has been a temporary fix for this, but this has not been designed to take into account the proposed expansion of housing in Lowton. It would seem apparent that a major upgrade of the sewerage system is already needed. I can only see things getting worse as Wigan MBC have made it quite clear that no money is available for infrastructure work in Lowton.

Had I the heavens' embroidered cloths, Enwrought with gold and silver light, The blue and the dim and the dark cloths  
Of night and light and half-light, I would spread the cloths under your feet: But I, being a poor man have only my dreams;  
I have spread my dreams under your feet; Tread softly, because you tread on my dreams.

**ATTACHMENT 4E - page 2 of 2**

Edward N Houlton  
342 Newton Road, Lowton  
Warrington  
WA3 1HE

Further, the increase in traffic will not just bring extra traffic to an already overly congested area, it will also bring vibration and particulate pollution from exhaust fumes. Also, the extra stress of sitting in what will be massive queues to get in and out of the area must be taken into account.

The truth is that this is a village at heart and in infrastructure. There is no money to improve schools or the roads or sewerage or any of the many issues that face us as a community. This is not a case on NIMBY, we have little pockets of expansion all over the village. I genuinely feel that we, as a village, can not take the mass expansion of housing, it is just not possible.

From 2006 to 2010 I was an Elected Ward Councillor for Lowton East and I wish my statement to be read in this context.

Best wishes



Edward

Had I the heavens' embroidered cloths, Enwrought with gold and silver light, The blue and the dim and the dark cloths  
Of night and light and half-light, I would spread the cloths under your feet: But I, being a poor man have only my dreams;  
I have spread my dreams under your feet; Tread softly, because you tread on my dreams.

William Butler Yeats.

## **ATTACHMENT 5**

### Wigan Local Development Framework - Core Strategy

- and 7.7% surplus of secondary places. There are also schools with significant levels of overcrowding.
- The projected increase in population and the level of proposed new housing, both within the proposed broad locations and elsewhere, is likely to result in the need for new school provision in the borough. This could be the expansion of existing schools or new schools.
  - The rate of growth of the borough's colleges is raising locational and transport issues.
  - Wigan and Leigh College's objectives include the provision for a focal point for Higher Education in Wigan and to increase the skills offer in Leigh to accommodate vocational and adult provision. The College however aims to reduce the size of its overall estate.

#### **2.3 Emergency services**

- There is a requirement in the future to improve facilities and capacity of the borough command at the Wigan fire station when funding resources become available.

#### **2.4 Leisure and culture**

- There is a limited range of cultural facilities in the borough such as theatres and performance venues.

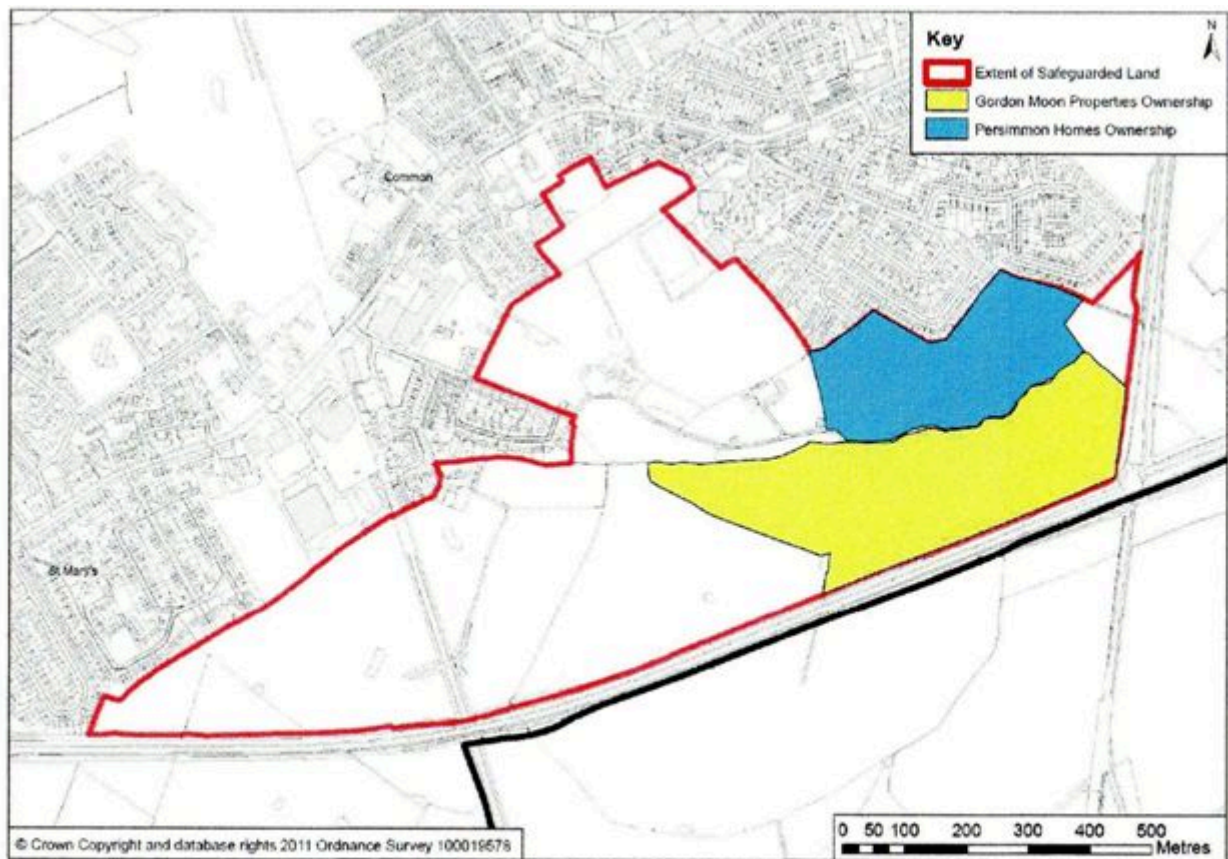
#### **2.5 Communities**

- There is a need for more accessible community facilities in some parts of the borough.
- The level of proposed new housing, both within the proposed broad locations and elsewhere, is likely to result in the need for additional community provision.

#### **2.6 Affordable housing**

- The affordable housing sought by moving households in the borough represents a demand for 3,307 units. Of this total, 2,073 are implied for council rented accommodation, 940 for Housing Association rented, and 294 for shared ownership.
- 1,231 concealed households are also looking for social housing. Nearly half of this is for one bed accommodation, with over a third seeking 2 bed accommodation.
- The greatest requirement for affordable housing occurs in the outer areas of the borough including Orrell, Billinge, Winstanley, Shevington, Standish and Aspull. These areas account for almost half of the affordable housing requirement from moving households.
- The 2008 Wigan Housing Needs and Demand Study indicates that the total level of outstanding affordable housing need is for 277 units per annum, after allowing for current re-let supply.

## ATTACHMENT 6



**Figure 22 : Site ownerships map - East Lancashire Road Corridor –**

## ATTACHMENT 7

[www.publications.parliament.uk](http://www.publications.parliament.uk)

You are here: [Parliament home page](#) > [Parliamentary business](#) > [Publications and Records](#) > [Committee Publications](#) > [All Select Committee Publications](#) > [Commons Select Committees](#) > [Communities and Local Government](#) > Communities and Local Government

5.9 It is a further unfortunate feature of the National Planning Policy Framework that it revives the very odd concept of ‘safeguarded land’. That is, the policy says that plans for areas incumbent with green belt should be prepared on the basis that it will not become necessary to change the green belt boundary at the end of the plan period. Land should be taken out of green belt that is not needed for development and be identified as safeguarded land, with policies making it clear that the land is not intended for development in the immediate future or in this plan period.

5.10 This approach has been quietly ignored by planning authorities and inspectors alike in recent years, most notably by the panels reporting on Regional Submission to CLG Select Committee on the inclusion of green belt policy in the draft NPPF by John Baker Strategies, and with good reason. To require observance of this policy requirement will be another huge setback to positive planning.

5.11 Safeguarded land is perceived very differently by all parties. To the planning authority it becomes ‘development in waiting’, notwithstanding the expectation that the location for development when it is needed will be identified according to circumstances at the time, because using safeguarded land will lead to less resistance than taking other land from the green belt. To developers it is an invitation to submit an application, because, they will say, ‘the principle of development has been accepted’. To the opponents of development, safeguarded land is indistinguishable from allocated land. Only something as irrational as green belt policy would spawn such a confusing situation.

5.12 The practicality for plan making is the worst consequence of the requirement for safeguarded land. Without there being any better definition and no expectation of guidance other than from the precedent of Inspector’s decisions, a simple interpretation of the time period that a plan with green belt has to address in identifying safeguarded land is at least two plan periods, or around 30-40 years according to what is said of the time horizon of plans. There are difficulties in looking to development requirements for one plan period and the controversy over making provision for development is the main reason planning authorities won’t make plans and the most controversial issue when they do.

The idea of trying to quantify the land requirement for two plan period is daunting and it be safely assumed that this requirement alone will effectively stop local plans ever being adopted in locations where green belt exists.