

Stephen Robinson
Wainhomes Development Ltd
Cedarwood 2
Kelvin Close
Birchwood
Warrington
WA3 7PB

14th November 2012

Dear Mr Robinson

Proposed Outline Application for 400 Houses – Stone Cross Lane, Lowton

First allow us to introduce ourselves, we are the forum run by the people for the residents of the electoral ward of Lowton East.

Under the terms of the Localism Bill you have a duty to cooperate with us in the planning of any developments in Lowton East. We are also entitled to develop a Neighbourhood Plan working together with both yourself and the council.

The bill states that as well as being able to influence planning decisions; local people should be able to feel the benefits of any new development in their neighbourhood by accessing some of the community infrastructure levy. This will help ensure that the people who say yes to new development feel the benefit of that decision.

We are disappointed to find you rushing ahead with outline planning permission to build 400 homes along the East Lancs Rd corridor at Stone Cross Lane, especially as the Government Inspector will not be examining the Core Strategy until late February 2013.

There is every chance he could reject the Core Strategy. The council have not followed his instructions and the consultation was flawed. He instructed them to look at other sites to spread the load throughout the borough. He was of the opinion that the development of 2400 homes in Lowton was too large.

1200 objections were received by Wigan Council from the residents of Lowton; our local MP stated in the press that he was also against the size of the build.

We have been fully involved with the Government Inspector and will be again in February.

At this stage we would have to object to your application although the plan looks good and you are making every effort to preserve green space, woodland and the old fishing ponds.

However the road system cannot take any further traffic, it would be almost impossible to exit onto Church Lane. Every morning it is congested stretching back to St Luke's Church.

The sewer system backs up in this area every time there is heavy rain fall. And the water supply will not have enough pressure to feed these extra houses.

Despite what the Coal Authority say there are major subsidence problems in this area.

We request that you withdraw your plans until we have the results from the Government Inspector. To push on as you are, giving one week's notice of a consultation in the Golborne Sports and Social Club, would be seen as bullying.

When we have the Inspector's results we can then all work together to get the best we can from the situation we are facing.

Yours sincerely



Mr Edward Thwaite
Chairman
Lowton East Neighbourhood Development Forum

c.c. Cllr Pam Gilligan, Lowton East Ward
Cllr James Cowley, Lowton East Ward
Cllr James Grundy, Lowton East Ward