

21/03/2013

Mr Kevin Ward, Inspector

C/c Mike Worden, Wigan Head of Planning and Transport

Dear Sir

We have received a copy of your letter to Wigan Council regarding LDF Public Examination.

Firstly can I thank you for the consideration you gave to our argument that 2,500 houses in our Village was overburdening. We welcome your recommendation of 1,000 houses spread across Golborne and Lowton. We have accepted from the start that we would have to take some build.

However, I would like to offer my views as to the best site options for Golborne and Lowton. If all three sites were used every person in the existing houses overlooking these sites would have houses built behind them and have their lives changed forever. So I look at it from the traffic congestion point of view.

Pocket Nook

The remaining land available at Pocket Nook is largely owned by builders and would take around 1,000 houses. The proposed plans for this site show two exits, one on to the A579 Atherleigh Way (Leigh Bypass) and one onto the A572 Newton Road, none through the existing estates.

There is a huge advantage to the exit onto the A579 Bypass as it would decant traffic direct to the A580 East Lancs Road without having to come through Lowton.

No-one living on the estate would try to get out onto the A572 Newton Road as it would be pointless.

This site also is the nearest to the expected Guided Bus System serving Manchester, and within walking distance of Leigh Sports Village.

East of Stone Cross

This land is not currently owned by builders and is used as farm land; any traffic from this site would decant onto already congested roads namely B5207 Church Lane and Stone Cross Lane, thereby adding to our congestion problems.

It should be noted that the Bickershaw Site would also decant a large percentage of residents onto these same roads. Building on this site is due to commence this year.

Rothwell Farm

This land is also not owned by builders, however we believe Wimpy have an option to purchase should planning permission be given.

This land is at the side of Golborne High School and would cause minimum problems for existing homeowners as only about ten houses over look it.

From a traffic point of view it would have the benefit of splitting traffic in three directions to access the A580 and would also be a direct route to Wigan without coming through Lowton.

This site also benefits from direct bus services to Ashton, Wigan, Warrington and Leigh. The Warrington bus also services Newton Le Willows railway station and if ever Golborne Station was reinstated it would be within walking distance.

Pocket Nook and Rothwell Farm are at opposite ends of Lowton and building on these two sites would create less congestion.

You are aware that Wainhomes have submitted an outline planning application for the East of Stone Cross site. We view this as the worst site to build on; it would create extra congestion right in the centre of the village. The council have received around 3,000 objections to this application.

It is still farmed and there are concerns about the re-housing of Barn Owls.

We feel that no land being farmed should be released to builders until existing land owned by builders is used.

The East of Stone Cross site is the worst possible site for creating congestion in Lowton.

We also have concerns regarding Brownfield sites like the BICC site in Leigh. It is an eyesore and looks like being left like this while Greenfield sites are built on. There are many other sites like this around Leigh and we feel these sites should also be used either in tandem or before Greenfield sites are used.

Once again thank you for considering our argument.

Ed Thwaite

Chairman, LENDF