

## **Minutes for Monday 14<sup>th</sup> January 2019 meeting.**

Lowton Social Club

[www.lendf.co.uk](http://www.lendf.co.uk)

Chairman: Ed Thwaite

Councillors: Kath Houlton

No. Attendees: 30

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### **1) Greater Manchester New Spatial Framework How it affects Lowton**

#### **This is what Wigan plan for Lowton and Leigh**

Wigan Council has taken some substantial green belt proposals out of its original plans, although many industrial sites remain.

The borough in competition with neighbouring authorities - including West Lancashire - economically and hopes to radically expand its logistics and warehousing industry by expanding onto sites around the M6 and the East Lancs corridor.

A highly contentious proposal to build around Junction 26 of the M6 at Pemberton has been removed, however, a move that had prompted a **huge row over the future of the area's donkey sanctuary.**

Further controversial proposals for 1,000 new homes on land between Astley and Boothstown, on the border of Salford, have also been scrapped, as well as plans for Cleworth Hall and north of New Springs.

Other sites have been changed from housing to employment, or vice versa.

Another East Lancs corridor site featured in the last plan, this farmland - sandwiched between the A580 and the village of Lowton - is now earmarked for housing, alongside a vastly reduced amount of employment space.

Around 600 homes have been allocated to the land, with 75 of those to the west of the proposed HS2 spur on land accessed from Rowan Avenue.

Also to the west of that train line would come new employment floor space - down from 130,000 sqm in the last plan - accessed from Newton Road.

A new road would be built through the site from Newton Road to Atherleigh Way, the latter forming the main access route to the site via a new junction - which would also serve the South Pennington site, below.

Previously allocated for 1,000 homes in the last plan, this expansion of Pennington down the East Lancs is now intended for commercial development.

A slightly reduced footprint would see significant new employment space built, with a new junction on Atherleigh Way - as above - and 'opportunities' to extend the guided busway to serve the site.

The plan also promises a green 'wildlife corridor' as a buffer along the north of the site.

Note from chairman

Mr Adamson still says his land is not for sale. Wigan council have received five letters stating this since 2013.

Latest One:

*Attention Karl Battersby  
Director of Economy and Regeneration  
Wigan Council  
Town Hall  
Library St  
Wigan  
WN11N*

*C/C - Donna Hall Chief Executive Wigan Council. Andy Burnham MP.  
Greater Manchester Integrated Support Team. Cllrs James Grundy, Ed  
Houlton, Kath Houlton. Ed Thwaite LENDF.*

*05/12/2016*

*Dear Sir*

*My name is Peter Adamson and I am the owner of Carr Farm,  
Carr Lane, Lowton, WA3 1AQ.*

*Once again I find that my land at Pocket Nook is under threat, it is now  
included in the Greater Manchester Spatial Framework.*

*This is despite having informed Wigan Planners on several occasions that  
it is not for sale and should be taken out of their plans.*

*What is even more disturbing is that a principal planner at Wigan Council  
seems to be acting as an agent for someone who wants to purchase the  
land.*

*David Kearsley has e mailed my land agent to try and arrange a meeting with Wigan Council the developer and myself.*

*I would suggest that this is unethical, and smacks of bullying tactics.*

*My agent also sent me a copy of the town and country planning act.*

*I understand that you cannot compulsorily purchase this land unless it is needed for major infrastructure. Will you please confirm now that this is not a path you would go down just to acquire industrial land, when you have ample elsewhere.*

**2) Andy Burnham Statement future of Greater Manchester  
Click this link to read**

<https://ilovemanchester.com/what-is-the-future-for-greater-manchester-andy-burnham-launches-revised-grand-plan/>

**3) Wigan Mayor Statement**

**Extracts from Wigan Mayor statement**

Vast areas of Wigan's green belt originally earmarked for development have been cut from the latest draft of the city-region's planning blueprint - but five major sites remain.

The wide-ranging and much-anticipated spatial framework was launched on today with significant changes from its initial version unveiled in 2016.

It will deliver around 21,000 homes in Wigan borough alone - part of more than 200,000 across Greater Manchester - in addition to huge industrial sites

Around 60 per cent of these new homes will be built on brownfield land.

David Molyneux said the latest draft, due to go out to consultation later this month, amounted to a 'good deal' for the borough.

Along with proposed improvements to transport infrastructure, it takes advantage of Wigan's location next to the M6 and anticipated links to HS2, making it the 'best strategically placed local authority', he added.

Transport for Greater Manchester also unveiled a raft of projects on Monday including potential for new stations in the borough, tram-train links on the Atherton line and outline plans for an extension of the Leigh Guided Busway into Wigan town centre.

One of the most controversial borough sites in the original spatial framework draft - land off junction 26 of the M6 near Orrell, known as 'The Bell' - has been removed completely.

#### **Pocket Nook, Lowton**

This site will provide 600 homes and 15,000 sqm of employment space and is another along the East Lancs corridor near to Lowton.

It is to the west of the proposed route of HS2 and parts of the site are not part of the green belt.

A new road would be built through the site from Newton Road to Atherleigh Way, the latter forming the main access route to the site via a new junction - which would also serve the South Pennington site.

#### **South of Pennington**

Previously allocated for 1,000 homes in the last plan, this expansion of Pennington down the East Lancs road is now intended for commercial development with 160,000 sqm of employment space.

A new junction on Atherleigh Way is included with 'opportunities' to extend the guided busway to serve the site.

The plan also promises a green 'wildlife corridor' as a buffer along the north of the site.

#### **4) Transport Plan for Wigan**

Five-Year Plan - projects already in the pipeline with secure funding:

- M58/M6 junction upgrade to boost connections between Wigan and the Port of Liverpool
- M6 Smart Motorway J21A to J26 (Highways England)
- Better cycling and walking routes, including the Victoria Street/Warrington Road junction and the Standish Mineral Line improvements.

#### **Beyond 2025 - 'potential plans' without secured funding:**

- New busway stop north of Mosley Common
- Park and Ride at Tyldesley/Astley
- Wigan and Bolton east-west road works including a busway to Wigan town centre
- New rail, Metrolink or tram-train station at Little Hulton
- New rail, Metrolink or tram-train station at Dobb Brow
- New rail station at Golborne
- New rail station at Glazebury
- New rail station at Kenyon
- Better bus route from Wigan to Bolton.

**5) Development of Stone Cross industrial site**

A planning application has been submitted to redevelop an old brewery site on Stone Cross industrial site and build a new warehouse next to it.

**6) Newton Station**

The new railway station at Newton has officially opened, with positive reviews.

**7) St. Catherine's land**

A letter by the chairman has been sent out (via email), which is a copy of the letter sent to Wigan Council, objecting to developments on the land. The Planning Department of Wigan Council is set to be discussing the issue in mid February.

**8) HS2**

The Treasury Minister, Liz Truss hints HS2 could be scrapped. Furthermore, fewer trains may be ran (16, rather than 18 per hour), at a slower speed in order to save money.

**9) Alec Hughes archives with Manchester University**

Alec Hughes is handing his collection/research of local history to the Archive Department of Manchester University.

**10) Other Business**

There were also talks of some form of traffic control along Oaklands Road.

**NEXT MEETING – 11<sup>TH</sup> FEB 2019**