

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 MP    Cllr James Grundy    Cllr James Cowley  
Leigh (Labour)            Lowton East (Conservative)    Lowton East (Labour)