

13/05/2012

Attention Kevin Ward Government Inspector

At the meeting held on Wednesday the 18<sup>Th</sup> April you identified a need to build 2500 to 3500 homes over and above the Wigan council LDP. This caused alarm to use as the council response to this was to use all the available land in Lowton and Golborne.

I pointed out that this was not acceptable as it would increase the size of our village by 50% and that no consultation had taken place. Even Mr Adamson, who owns a third of the land, was not consulted. Letter of 8<sup>Th</sup> Feb 2012 attached.

On the 3<sup>Rd</sup> May we held our local council elections. Cllr James Grundy was the only Conservative councillor to retain his seat, with an increased majority over Labour of 680 votes.

I enclose one of Cllr Grundy's leaflets; you will note that he made it clear to all that Wigan council were considering building 2400 houses in the ward of Lowton East. The Labour party made no mention of this, you will also note that last year the Conservative lost by 15 votes.

Taking into account the decline in the support for the Conservative Party nationwide, it tells us that the people of Lowton East supported his stand against all this building and gave him overwhelming support. We could say that it was a mini referendum.

You state that the extra housing is to cover past under build. Wigan has existing planning permission in place for 2301 units that have not been started. Therefore the bulk of the under build has identified land in place and should not require extra land to be found.

The reason these sites have not been started is the economic situation of the country, as this is looking to worsen so these sites will probably remain dormant.

### **The Government state the following in the new planning laws**

Each local planning authority should ensure that the local plan is based on adequate up-to-date and relevant evidence about the economic, social and environmental characteristics, and prospects of the area. Local planning authorities should ensure that their assessment of strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals.

[I would suggest that the Wigan L D Plan does not take the economic situation into account.](#)

Planning should be a collective enterprise. Yet in recent years, planning has tended to exclude, rather than include, people and communities. In part this has been a result of targets being imposed, and decisions taken, by bodies remote from them. Dismantling the unaccountable regional apparatus and introducing neighbourhood planning addresses this.

Wigan is imposing house building on Lowton East without consultation.

The government require local planning authorities to allocate and update annually a 5 year supply of housing sites with at least a 5% buffer and up to 20% (moved forward from later in plan period) where a record of persistent under delivery occurs.

Why are we all looking at a 15 year plan?

Existing plans with consent can be included in the 5 year plan.

This equates to 2301 units in Wigan so there is no need to look for extra land just include the existing plans with consent into whatever new plans emerge.

### **Wigan Council Statement**

Wigan state that in employment terms, 133,000 residents in the borough are in work but there are only 115,000 jobs. This results in the borough having one of the highest net commuting outflows in Greater Manchester and this is forecast to increase.

This statement tells you that because there is no work in the local area residents of new houses built in Lowton and Golborne will become commuters, there by adding to our already congested roads.

Our Schools are full.

Public transport to main areas of work is none exists.

The new guided bus way from Leigh to Manchester will have no benefit to Lowton or Golborne.

We have no railway station.

Our roads are gridlocked between 7 and 9 am and 4 till 7 pm.

There are few shops in the area, meaning we all have to visit Leigh, Warrington, and further a field to shop.

The council provide no facilities for our youth in either Lowton or Golborne.

I also enclose a copy letter from Wigan council to one of our residents Mr Bagshaw. The penultimate paragraph refers to the council plans only to use parts of sites in Lowton and states it's unlikely that more than one site would be needed.

We expect this statement to be the true situation and any idea of using all the sites would be rejected.

Edward Thwaite

Chairman