

[REDACTED]

12th April 2012.

Dear Rachel,

Wigan Core Strategy Examination.


Please find attached my response prepared for the next meeting on the 18th April 2012.

I regret that due to circumstances beyond my control I will be unable to attend. As I am not on the Internet may I request you to do the necessary for me.

Kind regards



Colin Sinclair



Dear Sirs,

12th April 12.

**Wigan Local Core Strategy Examination
Inspector Kevin Ward**

Having attended all meetings to date and read submissions from all points of view other than those of the general public who have been kept in the dark, except for the few myself included, who have found out about the plan and the implications for the Borough I am now of the firm opinion and more than ever that the plan in its present form is not acceptable and should be abandoned.

I am of the opinion that the Government Inspector should remain to oversee any new plan for the Borough as it would appear that the planning department have so many options before them that need outside help and advice to ensure they build what they want but more importantly where it is most needed and to ensure the people living there have the means to get to and from work, school, etc, with the minimum of inconvenience.

An example of this is the Inspectors question regarding the development to the south of Atherton. I recently visited the area and was surprised to discover new roads are already in place. This combined with access to Atherley Way and close proximity to the railway station where there is ample parking should have been given more serious consideration in the first place. It has one major advantage over the land adjacent to the ELR in that it is undulating and therefore well drained with certainly no chance of flooding in the future.

I have read APPENDICES from Wigan Council and once again found them to be full of errors with many potential building sites listed more than once. At the same time the SHLAA document is not worth the paper its printed on for example they show plans to build 15 houses in Spruce Close where I reside and I have been advised by their own planning department as a result of an enquiry made on behalf of neighbours in the last twelve months that the council own only a small portion of the land the remainder being gifted to the Estate and the Deeds withheld the area to be used for recreational purposes for the residents of the (Rowan Avenue) estate 110 houses and bungalows, 27 Houses on the Gleneagles Estate along with houses either side of Newton Road and those directly on the ELR frontage. The council have mown the grass on this area since the estate was built in 1967. It is the only public open space within a mile of the area.

Whilst on the subject of this area I mentioned at the last meeting that approx 85 % of the people in the 110 houses and bungalows are well over retirement age as the estate was built in 1967 added to this the Bradwell Road estate built a number of years earlier and the Lime Grove Estate built even earlier along with other smaller estates in the Lowton area all of which are populated by retired people and it will give you some idea of the number of homes that will become available during the next, lets hope twenty years.

We live in a pleasant land with four local schools all served via Newton Road and the effect of the planned level of building would be catastrophic to the area for many reasons and destroy our rural way of life. Believe you me it is rather nice to see cows and horses in fields on your way in and out of the area.

Lastly is the document legal due to the introduction of the new Localism bill. The Council themselves say they have large expanses of Brownfield sites due to the decline of Industry in the area. As this is indeed the case is there a real need for the

construction of 1000 houses per year and can employment be found to justify such growth. I think not and therefore the strategy is unsound. It is time to go back to the drawing board and this time the general public must be consulted and their views taken into consideration with attention to the spending of the so called Community Infrastructure Levy.

I regret that due to circumstances beyond my control I am unable to attend the meeting on the 18th April 2012 but please keep me posted on future developments

Yours Faithfully



Colin Sinclair