

Places for Everyone Representation 2021

Family Name	Rowlinson
Given Name	Peter
Person ID	1287262
Title	Other Comments
Type	Web
Include files	PFE1287262_SiteMap.jpg
Soundness - Positively prepared?	Sound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Unsound
Compliance - Legally compliant?	Yes
Compliance - In accordance with the Duty to Cooperate?	Yes
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Soundness - Effective?	Unsound
Compliance - Legally compliant?	Yes
Compliance - In accordance with the Duty to Cooperate?	Yes
Family Name	Rowlinson
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Person ID	1287262
Title	Stakeholder Submission
Type	Web
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Title	JP-H 1 Scale Distribution and Phasing of New Housing Development
Type	Web
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Soundness - Positively prepared?	Sound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Unsound
Compliance - Legally compliant?	Yes
Compliance - In accordance with the Duty to Cooperate?	Yes
Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	<p>The strategy sets out a desire to boost the competitiveness of northern areas but does not fully recognise the role that good quality housing can play. Good quality housing brings wealthier individuals to an area or retains them within an area retaining their community role and spending. It is important to ensure that higher income families are retained in the northern districts. The strategy recognises that brownfield sites are likely to need support to bring forward in areas of low value such as the northern districts but says very little about the resources needed to do this and their availability. This is a dangerous strategy especially in the Borough of Wigan where 50% of all housing land is categorised as brownfield. The Housing Delivery Test data shows that demand is at 137% of housing need which is a higher proportion than the flexibility allowed for within the plan where a flexibility figure of 120% is provided for. This is considered not to allow for sufficient flexibility given uncertainties over the proposed supply. Key issues here are:</p> <p>Dependence on major sites such as</p> <ol style="list-style-type: none"> 1. Mosley Common (1100 homes) which is heavily dependent on the A577 which is especially congested at its junction with the A580 and cannot accommodate this scale of development. 2. Gibfield (500 homes) which is a brownfield site with significant slopes and in a limited market area. Its potential impact on green belt is discussed later. 3. Pocket Nook (600 homes) where there is considerable community opposition and where a key landowner is refusing to sell requiring the Council to propose a CPO to secure land for the necessary infrastructure. <p>The uncertainties around these sites plus a limited flexibility in the overall supply make it clear that some additional allocations are necessary.</p> <p>A further failing of the plan is that it does not recognise housing market areas adequately. The east of Wigan Borough is divided into a series of small towns and whilst there is some movement between them they do tend to operate as separate housing markets. The town of Leigh (50,000 population) is the largest settlement but very little supply is proposed in the town. The bulk of the sites identified are under development and indeed are nearing completion with the exception of Leigh Waterfront. This means that very little new supply is proposed in the town of Leigh. A particular area of demand is for good quality housing in the north of Leigh where the Persimmon development at Walmersley's Farm which secured full consent for 350 homes in September 2017 has virtually completed indicating a demand in this location of 75 homes per annum alone. Other major developments in this part of the town have also proved popular and there is little indication that demand in this area can be adequately met by provision proposed at Northleigh (a lower grade housing market) or any of the sites mentioned</p>

	earlier. There is therefore a need to introduce more flexibility into the Leigh Housing market. It should also be noted that the loss of this site from the farm to the Persimmon development has effectively made Walmersley House Farm unviable and the owner is looking to sell.
Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.	Whilst there is clearly a danger in a reliance on the current strategy and therefore additional land is likely there is no proposal for extensive additional land release but one site considered appropriate is the residual agricultural land of Walmersley House Farm. This is a site of approximately 3.4 hectares in a number of private ownerships with some owned by Wigan Council. This could accommodate up to 90 high quality houses. This site lies immediately adjacent to the Persimmon development and is seen by Persimmon and others to form a logical extension to the now nearly complete estate. The site is in the green belt but is surrounded by land owned by Wigan Council formerly the spoilheaps to the now reclaimed Bedford Colliery so there is a clear boundary and control over any future expansion. The Persimmon site began with a consent to use the access road Green Lane for up to 100 homes pending construction of a new access which does not use Green Lane therefore freeing up capacity for the proposed number of houses and new services have been installed making development relatively easy. The site is accessible by public transport and is within 800 meters of the Guided Busway and is considered to be a sustainable location. Green Lane is proposed to be a Bee Line so the access road will have traffic calming measures introduced ensuring a safe access remains available to pedestrians cyclists, and horse riders. A plan of the site has been uploaded.
Family Name	Rowlinson
Given Name	Peter
Person ID	1287262
Title	JP-G 10 Green Belt
Type	Web
Include files	PFE1287262_SiteMap.jpg
Soundness - Positively prepared?	Sound
Soundness - Justified?	Sound
Soundness - Consistent with national policy?	Sound
Soundness - Effective?	Unsound
Compliance - Legally compliant?	Yes
Compliance - In accordance with the Duty to Cooperate?	Yes
Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	<p>Whilst fully appreciating the need to retain greenbelt as far as possible and supporting the reduction in the amount of greenbelt released it is clear that areas proposed to be added to the greenbelt do not necessarily comply with the criteria for inclusion in the green belt as they include small slivers of land and appear forced. There should be more recognition that some land needs to be released and a recognition that the case for release can often be made.</p> <p>In Wigan Borough green belt release has been concentrated on a limited number of sites which creates a risk of failure of the strategy if problems with these sites are found. Specific problems are:</p> <ol style="list-style-type: none"> 1. Mosley Common release appears to be too large for existing infrastructure to cope and removes some separation between Wigan Borough and adjoining areas of Salford Borough.

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	<p>2. West of Gibfield shows the area of search fully closing the gap between Leigh, Atherton and Westhoughton. A strategic gap should be retained but the area of search includes areas of former spoilheaps which will be difficult to develop not least because of slopes but leaves fields within the area of search adjacent to Westhoughton vulnerable to development as the easiest development sites potentially closing the gap between the settlements.</p> <p>3. The Pocket Nook site has attracted considerable opposition to its release including from a major landowner requiring a CPO and it may be logical to follow the Council's previous decision on land across Atherleigh Way at Pennington to remove land in the Green Belt from development proposals for this area.</p> <p>It is logical therefore to consider</p>
<p>Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.</p>	<p>A thorough review of the areas to be added to the green belt is needed to ensure compliance with green belt requirements.</p> <p>Some limited additional green belt release should be considered to provide flexibility and to enable large allocations elsewhere to be reduced.</p> <p>One site which should be considered for release is residual land at Walmersley House Farm which has lost the bulk of its land to housing development and is no longer a viable agricultural holding.</p>
<p>Family Name</p>	Rowlinson
<p>Given Name</p>	Peter
<p>Person ID</p>	1287262
<p>Title</p>	JPA 35: North of Mosley Common
<p>Type</p>	Web
<p>Include files</p>	PFE1287262_SiteMap.jpg
<p>Soundness - Positively prepared?</p>	Unsound
<p>Soundness - Justified?</p>	Unsound
<p>Soundness - Consistent with national policy?</p>	Sound
<p>Soundness - Effective?</p>	Unsound
<p>Compliance - Legally compliant?</p>	Yes
<p>Compliance - In accordance with the Duty to Cooperate?</p>	Yes
<p>Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.</p>	<p>Mosley Common (1100 homes) which is heavily dependent on the A577 which is especially congested at its junction with the A580 and cannot accommodate this scale of development. It takes an area of land which currently forms part of the separation between Wigan Borough and Salford.</p> <p>Whilst there is a justification for some release here the proposal is too large.</p> <p>The uncertainties around this site plus a limited flexibility in the overall supply make it clear that some additional allocations are necessary.</p>
<p>Redacted modification - Please set out the modification(s) you</p>	Reduce the scale of the proposed allocation to a level at which local infrastructure can manage.

consider necessary to make this section of the plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.	
Family Name	Rowlinson
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Person ID	1287262
Title	JPA 36: Pocket Nook
Type	Web
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Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Unsound
Compliance - Legally compliant?	No
Compliance - In accordance with the Duty to Cooperate?	Yes
Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	<p>Pocket Nook (600 homes) is a site where there is considerable community opposition and where a key landowner is refusing to sell requiring the Council to propose a CPO to secure land for the necessary infrastructure.</p> <p>The uncertainties around this site plus a limited flexibility in the overall supply make it clear that some additional allocations are necessary.</p>
Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.	Consider removal or significant reduction so that the proposed new junction from Atherleigh Way is not required.
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Title	JPA 37: West of Gibfield
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Redacted reasons - Please give us details of why you consider the consultation point not to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	<p>Gibfield (500 homes) is a brownfield site with significant slopes and in a limited market area. Its potential impact on green belt is significant as its development is likely to fill a strategic gap between Atherton, Leigh and Westhoughton as much of the site is difficult to develop leaving green field areas along Schofield Lane vulnerable to development..</p> <p>.</p> <p>The uncertainties around this site plus a limited flexibility in the overall supply make it clear that some additional allocations are necessary.</p>