

Lowton East Neighbourhood Development Forum (LENDF)

Contact Email Address: lendf99@gmail.com

Minutes of Meeting held on Monday 9th February 2026 at Lowton Social Club

PRESENT:

Chair	Prof. Graham Wardle
Secretary	Liz Brown
Treasurer	Irene Thomson
Social Secretary	Kath Houlton
Minutes Secretary	Margaret Mitchell

Apologies:	Cllr Jenny Gregory
	Cllr Mike Smith
	Cllr Garry Lloyd

No. of attendees = 22

1. Welcome and previous minutes

Minutes not read out at meeting, but copies have been sent out by email and posted on the Facebook page and will be put on the LENDF website in due course. New visitors and guests were welcomed to the meeting.

2. Councillors' Business

All 3 Councillors sent apologies due to clashing of Council meetings. Garry emailed in some information that Liz summarised:

- New bin now installed outside J&I Junior School.
- There was a meeting in January organised by Rowlands Homes with Jo Platt MP and Garry was invited to attend. More information from Garry in Item 3 Rowan Avenue below.

3. Local Planning Issues

• CPS

Good news! (But please read update below) Warrington Council have now **rejected** turning the business space above Sainsburys into 14 flats. This was the 4th time such a planning request was refused. There were 135 objections from residents, this is a decent number! Objections included one from LENDF because a significant number of Lowton residents shop in Culcheth. Let's hope the property owners now do the right thing and put the heart back into the centre of Culcheth, there needs to be space for small business ventures to take root and grow. Since the business space above Sainsburys has been closed by the property owner the footfall to remaining businesses has decreased, causing much concern. The picture shows the newly formed '*Culcheth and Glazebury Residents Association*' brought together by this issue.



UPDATE: The property owner has just submitted a 5th application!!!!!! He really doesn't want the business property that he actually bought, he wants flats instead. Flats are simply not appropriate in that location.

The earlier application was rejected because several of the proposed apartments would have been exposed to unacceptable noise levels, and the developer did not provide any evidence of measures to protect future residents from that noise. The Council stated that this meant the scheme did not meet the requirements of Class MA. A very similar new application has now been submitted, and still doesn't properly address the reasons for the earlier refusal, particularly the noise-impact issues and the lack of mitigation. Please can residents view and comment on this current application on the Warrington Borough Council planning portal using reference: **2026/00199/PA3MA**. Consultation closes: **17 March 2026**

- **Pocket Nook**

There was some debate at our last meeting about whether the new road onto Atherleigh Way was still going ahead as the discrete plans had been withdrawn from the Wigan Council Planning Portal. A Freedom of Information Request was submitted to find out. The answer has come back from Deputy Planning Director David Proctor saying the withdrawn plans were duplicates and the road is still within the Pocket Nook (236 houses) Morris Homes Plans. Hence the new road onto Atherleigh Way is still going ahead as stated on 'Places for Everyone' documents. There seems to be a lot of hi-viz jacket activity here recently, not sure when spades in the ground will happen.

- **Rowan Avenue extra housing**

Cllr Garry Lloyd attended a meeting last Friday organised by the office of Jo Platt MP. He and Jo met with 3 Rowland Homes staff - two strategic planning officers and a solicitor. Residents at the LENDF meeting appreciated the meeting with Rowland homes going ahead but were disappointed that no residents were not invited along too. They asked for the minutes of the meeting to be forwarded to them via LENDF.

GL and JP raised residents' concerns and suggested other exit routes. Rowland Homes were not persuaded to reconsider as they and Wigan Council are sticking to the 'Places for Everyone' plans despite Tritax plans and HS2 plans not yet known. See link: [Microsoft Word - Places for Everyone Joint Development Plan .docx](#) It says on P463 that about 75 extra houses will be built off Rowan Ave. The answers provided by Rowland Homes suggested they think that not a great deal needs to be done in mitigation.

Rowland Homes indicated that their Lowton planning application will go live in the next week or two. The work may take two years. There said there are two phases, one of 45 homes, the other 46 homes. Affordable housing 25% and 26% respectively. These will be managed by a housing association. Unsure of which one. They expect spades to be in the ground in 2027. **So, they are happy to raise the number of houses from 75 to 91 but not to make any other changes!!** Residents noted that access to Enterprise Way or a possible roundabout on the A580 won't be in place by 2027 meaning the only **site** access by large construction vehicles is also via Rowan Avenue.

Once official plans are available on the Wigan Council portal, LENDF will help to organise a meeting with affected residents. Garry had expressed his wish to attend and help residents where possible.

UPDATE: Rowland Homes said that they had distributed **500** leaflets to residents local to where the development is proposed and according to Mr O'Connor, their solicitor at the meeting, **only 16 responses had been sent back**. This isn't a very good response rate. One of the reasons is that a petition signed by many people **ONLY** count as one response.

Please note the real plans are now live on the Wigan Planning Portal as of 23rd Feb 2026. See new posts about our planning meeting on the 9th March.

ACTION PLAN

1. Monitor the traffic queues via google maps starting now and/or ask Tritax for their traffic data for Lane Head if available. Estimated 9,500 vehicles each way daily average.
2. Wait to see the new plans on the Wigan Planning site. Check lamp posts near the field entrance for plan notice. A few houses will also receive letters. Note the time period to submit objections – *only 2 weeks*.
3. Try to find new issues with these plans.
4. Look at the mitigation offered.
5. Pool legitimate objections at special Rowan Ave residents meeting – *now on 9th March*
6. Decide on realistic courses of action
7. Put in as many valid individual objections as possible within deadline: no petitions (they only count as one objection!), each person to submit an objection.

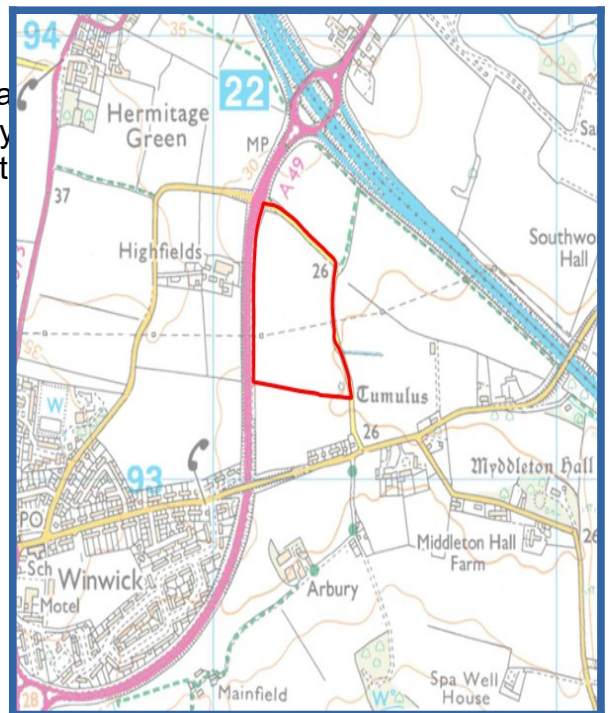
- **Tritax SRFI (or Parkside East or ILPN – Intermodal Logistics Park North)**

There were 900+ objections; we don't think Tritax were expecting this many! Well done everyone. So Tritax have now moved the next and final consultation to over the summer to give them more time to think about their actions. **We need even more people to object next time** despite some residents now being on holiday! LENDF and others have written to Tritax to ask what the consultation will cover – with no response.

A Council Officer at the LHSRG meeting stated WBC are tempted by the headline figure of **up to '6000' jobs**. He also stated that traffic mitigation means not making the traffic better than now, but to just prevent it getting worse. Rumour has it that the traffic data is finally coming in and it is as bad as residents stated! (Please note: Tritax's definition of local jobs is anyone in a 20 mile radius – so including most of the suburbs of Manchester, Liverpool, Warrington and all Freight Liner staff. It is unlikely existing residents in Lowton/Leigh/Golborne will see many job opportunities; they are more likely to see 6,000 + employees driving into the area or buying houses here instead)

Need to forward plan - A development the size of a small town will not go through local planning (It's so big that it spans 3 counties anyway!) It will need a Development Consent Order (DCO) So we need any residents who have experience in planning/transport matters and any who have DCO experience who can help go through the next round of consultation documents. **Please get in touch!** We are also in contact with a number of local community groups and will pool resources.

- **Potential Biogas Plant just off J22 of the M6**
Deadline for comments was the 4th Feb 2026
You can see the application 2025/00859/FULM on the Warrington planning site.
Hundreds of residents have objected including us!
Don't know when the planning decision will be made
If passed 60+ HGVs will access J22 of the M6 each day. And yes, it is just across the M6 from the planned Tritax site!!!! See red outline on map →



UPDATE: Severn Trent have just put in alternations to their plans. We have until the 10th of April to add further objections. See attached letter. If you haven't objected yet, please do.

4. Fun Day – Sunday 17th May 2026 (12 noon until 4pm)

It will be across 3 venues: Lowton Social Club, Lowton Community Hub and Oaklands Park (East Leigh Junior Football Club)

Free events and displays for families – more details at the April LENDF meeting

Events both indoors and outdoors

We desperately need helpers – about 20 people to act as marshals and be on hand to set up and clear away – we can't do it without you!! Really, we

can't.....Contact us at lendf99@gmail.com Please put the date Sunday 17th May 2026 in your diaries.



5. Traffic Update (Graham Wardle and Kath Houlton)

LaGTAC has, since 2020 as part of their community volunteering remit, focussed on dealing with: speeding, congestion, road infrastructure and vehicle pollution issues. Based on a LaGTAC survey of residents perceived speeding hot spots in 2021, they focussed some 250+ speed measurement operations on in excess of sixty (60) local roads. [There results have previously been (and more will be presented at future LENDF meetings)]. Since 2024 four LaGTAC members who are local residents have joined GMP as Police Support Volunteers (PSVs) in their 'new' Community Speed Watch initiative. This initiative is now indicating positive results in reducing traffic speeds. For example: on Garton Drive, Lowton there has been a 10% reduction in mean average speed over the last 12 months and a 50% reduction in vehicles travelling 15mph above the speed limit of 20mph.

a) LaGTAC/ GMP bimonthly speed monitoring/CSW meeting

Graham and Kath alongside GMP both jointly evaluate speed measurement activity supporting effective Community Speed Watch (CSW) operations in Lowton and Golborne. GMP are re-**advertising for more CSW volunteers**. If interested - Graham holds details of the application and vetting process. LaGTAC have recently submitted a grant application via the GMP 'ARIS' process to fund improved and more efficient speed monitoring equipment.

b) GMP-PSV Traffic Drop-In Surgery (St Mary's Church Hall Coffee and Chat, Thursdays 10:30–12:00)

GW & KH now run a weekly 'traffic surgery' covering Lowton and Golborne, focusing primarily on speeding, as well as parking, congestion and rat-runs. Local PC Dan Reid and PCSO Lauren Dillon attend when shift patterns allow. Wigan Council officers Angela Addis and/or Stephen Gerrard have also committed to attending regularly. This initiative aims to improve coordination and strengthen community integration on local traffic matters – and beyond!

c) The Sandy Lane (20mph) Speeding Issue

Sandy Lane's average vehicular speed is around 29mph, reducing to 21–26mph during visible CSW and -enforcement activity, but returning to previous levels once enforcement ends.

This issue remains an ongoing concern for local residents.

In principle, agreement has now been secured by GW & KH for GMP road enforcement/neighbourhood policing and Wigan Council officers to meet with LaGTAC and Sandy Lane residents to explore solutions.

PTO →

Local residents are kindly encouraged to contact Graham and Kath to arrange a preliminary discussion before a formal meeting is scheduled with GMP and Wigan Council. Interested residents should email Graham on lagtac.data@gmail.com with the header 'SANDY LANE meeting.

6. Big Plastic Count

This is a national campaign designed to give the government statistics of how much single use plastic we are using in a typical week. At present plastic recycling is still fraught with difficulties and much is still sent to landfill or burnt or thrown from car windows! The campaign runs for a week from **9th - 15th March**. The 2 sided leaflet is attached to the email. It includes a tally chart for all the single use plastic you use in the week, regardless of whether it then goes in the bin or the recycling box. This data will be used to try and convince big business to reduce their plastic packaging or to standardise it to make it much, much easier to recycle.

<https://thebigplasticcount.com/>

7. AOB

LENDF need a proactive Deputy Secretary who is also willing to trawl and gather local information. The committee are snowed under! Contact us on lendf99@gmail.com

Next Meeting - Monday 13thth April 2026 at 7:30pm at Lowton Social Club