



Road development (Planning Ref: A/24/97802/RMMAJ and A/21/92801/OUTMAJ), with particular concern for the impact on Lincoln Drive and surrounding streets. Please treat this as a formal FOI request under the Freedom of Information Act 2000. I am requesting the following:

### **Planning Documentation & Access Routes**

1. A full copy of the Construction Environmental Management Plan (CEMP), including any revisions or appendices.
2. Any internal correspondence, meeting minutes, or planning documents that reference the potential use of Haydock Racecourse land for construction access.
3. Clarification on the use of the name "Lodge Road" in planning documents. *If this was an error and the correct name is Lodge Lane, please confirm:*
  - a. Whether this mistake affected the notification process.
  - b. Whether residents were excluded from consultation as a result.

The information requested in FOI point (1) is accessible via the Council's website at the following [link](#). Please utilise the search function available on this webpage accordingly and search under reference 'A/24/97802/RMMAJ'.

### [Search and comment on planning applications](#)

Support and guidance on how to search the information the Council holds on this section of its website is available on the above webpage, but is also provided in the accompanying 'Public Access User Guide' PDF document and via the link to the relevant page on the Council's website below:

### [Idox PA for Planning User Guide](#)

Regarding FOI request point (2), there was a discussion between the Case Officer and Planning Agent regarding the potential use of Haydock Racecourse for construction traffic. Correspondence is attached in email format, however this did not materialise due to the developer (Rowland Homes) having no control over this land.

Regarding FOI request point (3), the Council can confirm that any reference to the name "Lodge Road" in planning documents would be an error. "Lodge Lane" is the correct address name, located south of Warrington Road. The impact on points (a) and (b) is negligible. The planning application site does not share a boundary with Lodge Lane. Access to the application site through the adjoining residential estate to the west, leads onto Warrington Road, before adjoining Lodge Lane. This minor discrepancy in the address had no impact on the assessment of the application, nor the consultation / publicity process. No residents were excluded from the consultation process as no properties share a boundary with the application site.

## Consultation Failures & Conduct

4. A complete list of addresses that were issued notification letters for the reserved matters application and any amendments. *No one in Lincoln Drive seems to have received one.*
5. Confirmation of whether the 14-day consultation period complies with the Council's own Code of Conduct for Planning Publicity.
6. Any internal records, complaints, or correspondence acknowledging that residents of Lincoln Drive and surrounding areas did not receive letters. Confirmation of whether the Council considers this lack of notification a breach of its own planning conduct standards.

The information requested in FOI point (4) is provided in the accompanying attachment. The properties listed those properties originally consulted on the planning application, and the re-consultation process.

Regarding, FOI point (5), the Council can confirm that the 14 day re-consultation period did comply with the Council's own Code of Conduct for Planning Publicity.

Regarding FOI point (6), the Council can state that during the publicity process, which included site and press notices, representations regarding flooding were received as assessed as part of the planning application process.

As residential properties along Lincoln Drive do not share a boundary with the application site, publicity letters by post were not undertaken. In accordance with statutory requirements for the publicity of planning applications, and the Council's Code of Practice for the Publicity for Planning Applications, the methods of publicity included letters by post, site notices on Windsor Road and Heath Road, and publication by Press.

The Council's Code of Practice for the Publicity for Planning Applications can be viewed in full online at the following link:

[Publicity-for-planning-applications.pdf](#)

Copies of correspondence between the Council and enquiries by elected Members and constituents on the consultation process are provided within this FOI response.

## Additional Clarifications

7. A timeline of key planning decisions and consultations related to this development.
8. Any correspondence between the Council and the developer regarding traffic mitigation, resident impact, or alternative access routes.
9. Whether these events were included in any updated modelling or mitigation planning.
10. Confirmation of whether the Council has reviewed and implemented recommendations from the relevant Section 19 Flood Investigation Report.
11. Minutes of any meetings or internal discussions where Lincoln Drive was specifically referenced in relation to flooding, drainage, or surface water management.

The information requested in FOI point (7) is accessible via the Council's website at the following link. Please utilise the search function available on this webpage accordingly and search under reference 'A/24/97802/RMMAJ'.

[Search and comment on planning applications](#)

The Council's website includes a tab providing a timeline of "Important Dates". The public information that accompanies the application will also provide information in relation to this request.

Regarding FOI points (8) and (9), the information is available online and can be accessed as set out previously in this response. An updated Transport Assessment was submitted with the reserved matters planning application. In addition, the Planning Committee Report addresses the points raised in terms of highway matters. This report can be viewed in full on the Council's website at the following link:

## [Browse meetings - Planning Committee](#)

The committee report can be located and downloaded from Meetings page, date 2 September 2025.

It is key to note also, that the outline planning approval for residential development secured access from Windsor Road under application reference 'A/21/92801/OUTMAJ'. Therefore, such related access matters could not be revisited under the reserved matters application reference 'A/24/97802/RMMAJ'.

Regarding FOI request point (10), the Council have attached correspondence from the Local Lead Flood Authority (LLFA) Officer on what actions have taken place following publication of the Section 19 Flood Investigation Report.

Regarding FOI request point (11) no such information is held by the Council.

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** A/24/97802/RMMAJ - Heath Road  
**Date:** 30 July 2025 11:29:00  
**Attachments:** [A2497802RMMAJ - Land East of 112 Heath Road Heath Road Ashton-In-Makerfield.msg](#)  
[A2497802RMMAJ - Land East of 112 Heath Road Heath Road Ashton-In-Makerfield.msg](#)

---

Hi [REDACTED]

I apologise I missed any communication with you. Due to the lead time for Planning Committee and some outstanding matters on the application, it was not possible to achieve the committee deadline.

I welcome the additional information submitted during the last weeks. I am currently waiting on responses from United Utilities (UU) and the Councils LLFA (LLFA) Officer on the additional drainage information. UU have advised that this will be sent during next week.

The landscape scheme will also be assessed next week, as the Landscape Design Officer is currently on leave.

In terms of Noise Mitigation and the CEMP I have received the above response from EP Officers, requesting additional information on both matters. These are attached above. Although EP Officers have recommended conditions in addition, the outline permission technically requires the information to be resolved under the reserved matters submission, as the outline conditions control the implementation of the mitigation measures, and CEMP. There is potential to add a CEMP condition to the RM recommendation, however ideally, it should be resolved upfront.

Just in terms of the CEMP, and construction traffic routing, is there any potential for temporary construction access to be served also via Heath Road, and Lodge Lane via the Jockey Club land to the south, (Haydock Racecourse)?

In regard to the NMA application, this is being checked by my Deputy Team Leader, and a decision should be imminent.

In terms of deadlines, my draft report is required to be finalised by the 11<sup>th</sup> August for September committee, which provides an additional week so resolve any further issues. Our reports are published the 22<sup>nd</sup> August, therefore everything needs to be resolved well before this date. Due to the lead time, unfortunately it was not possible to meet the August committee date.

For information I am on leave two days next week, 4<sup>th</sup> and 5<sup>th</sup>, and two days the week after on the 14<sup>th</sup> and 15<sup>th</sup> August. If you consider it necessary for your consultants to have a direct meeting with the EP Officers, I will try and facilitate this.

If you have any further, queries, please do not hesitate to contact me.

Regards

[Redacted Signature]

Principal Planning Officer – Development Management

Place Directorate

Wigan Council

Wigan Life Centre (South Site), College Avenue, Wigan WN1 1NJ

[Redacted Signature]

[www.wigan.gov.uk](http://www.wigan.gov.uk)

[www.twitter.com/wigancouncil](https://www.twitter.com/wigancouncil)

[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)

**From:**



**Cc:**

**Subject:**

Councillor enquiry MEM042231 - Response

**Date:**

30 July 2025 17:02:00

---

Dear 

I refer to your planning enquiry regarding reserved matters application reference - A/24/97802/RMMAJ. As you are aware outline planning permission for residential development on the site was granted 16<sup>th</sup> June 2022 under application reference A/21/92801/OUTMAJ . The outline approval established the principle of residential development on the land east of Heath Road / Windsor Road, Ashton, with access via Windsor Road.

There are a series of planning conditions which the development, and reserved matters application must comply with, one of which includes the submission of a Construction Environmental Management Plan (CEMP). On reading, the submitted CEMP suggests that construction traffic will access the site via Windsor Road, and via Lodge Road, however I am seeking further clarification on such matters. It is likely that a combination of access arrangements will be required, however as you will be aware, it is very difficult to control all aspects of road traffic, especially if a taxed vehicle is accessing a site via the adopted highway network. Ultimately the CEMP is set out to limit potential harm to the environment and noise / general disturbance to residents. Furthermore, the developer will need adhere to the relevant health and safety regulations during the construction phase of the development, should the reserved matters application be approved. This aspect of the application is currently being assessed but will be addressed within the Officers report following consultation with EP Officers.

In terms of publicity, I can confirm that comprehensive publicity has taken place in accordance with the Council's Code of Conduct for Publicity on Planning Applications. This initially included neighbour letters to surrounding properties, the posting of site notices and a press notice. Furthermore, following amendments to the scheme, a further neighbour consultation letter has been sent. Please note the additional letter has been sent with a 14-day deadline, but this based on proposed design changes to the layout, which may only impact on those properties to the east of Windsor Road.

I trust the above provides an answer to the queries raised on the planning application.

Regards

[REDACTED]

Principal Planning Officer – Development Management

Place Directorate

Wigan Council

Wigan Life Centre (South Site), College Avenue, Wigan WN1 1NJ

[REDACTED]

[www.wigan.gov.uk](http://www.wigan.gov.uk)

[www.twitter.com/wigancouncil](https://www.twitter.com/wigancouncil)

[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** Proposed housing development Windsor road Ashton in Makerfield  
**Date:** 04 September 2025 10:28:29

---

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Dear [REDACTED]

**Re: Objection to Planning Application [A/24/97802/RMMAJ] – Proposed Housing Development at [LAND EAST IF 112 Heath Road a-in-m Wn4 9et]**

**My name is** [REDACTED]

**Resident of Lincoln drive Ashton in Makerfield and chairperson of the Lincoln drive estate flood action group.**

I am writing to formally object to the proposed housing development at land east of 112 Heath Road Ashton in Makerfield on the grounds that our area is subject to frequent and severe flooding.

As a local resident, I have witnessed first-hand the repeated flooding in this area, particularly during periods of heavy rainfall. The site in question has a well-documented history of flood incidents, with water levels rising quickly and drainage/sewage systems becoming overwhelmed. Local properties, roads, and public infrastructure have all suffered significant damage in recent years, and any additional development would only exacerbate the risks.

Approving this development would increase surface water runoff, place additional pressure on an already inadequate drainage system, and potentially endanger future residents. There are also serious concerns regarding emergency access, public health, and insurance implications for both existing and new homes.

Furthermore, with climate change contributing to more extreme weather patterns, the flood risk in this area is likely to worsen, not improve. I believe that proceeding with this development would be irresponsible and contrary to national and local planning policies aimed at reducing

flood risk and promoting sustainable development.

I urge the planning authority to reassess and reject this application on the grounds that it poses a significant environmental and public safety risk. I also request that a full and independent flood risk assessment be made publicly available if one has not already been carried out.

I also ask that the planning department read our section 19 report and consider the fact that a further 88 homes up hill from ours will do nothing less than devastate our estate.

We also wish to make you aware that no residents that we have spoken to received a letter regarding this new development in 2022.

And due to January 1st 2025 severe flood

This application be looked at again taking this into consideration.

Thank you for considering our objection. I trust that the council will act in the best interests of the local community and environment.

Yours faithfully,

[Redacted signature]

[Redacted address]

Sent from [Outlook for iOS](#)

From:

To:



Date:

Attachments:

RE: A/24/97802/RMMAJ - Heath Road

05 August 2025 12:03:29

[image001.png](#)

[image002.png](#)

[image003.png](#)

[image004.png](#)

[image005.png](#)

[image006.png](#)

[image007.png](#)

[image008.png](#)

[image009.png](#)

[image010.png](#)

[image011.png](#)

[Heath Road, Ashton-in-Makerfield - Construction Environment Management Plan Rev. A - 2025-07-21.pdf](#)

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Hi

In terms of the CEMP we have reviewed and we believe that we have already covered off the comments made in the version that had been submitted. I summarise this below.

- The following statement is included after each of the four mentions of the working hours:  
  
‘Less noisy internal works; **for example (but not limited to) internal joinery, plastering, electrical, plumbing, painting, tiling and cleaning works**, could be being carried out outside of these hours.]
- Methods to be employed to monitor and control impacts of noise and vibration are included, these have been approved previously in Wigan
- An indicative programme is included at the start of the document on page 3 under the heading of Site Description
- The CEMP includes the statement:  
  
‘No piling is proposed on the site, however, if it transpires that piling is required, more detailed assessment on methods to be employed to monitor and control impacts of noise and vibration to be provided including specialist advice from a noise/vibration consultant.’

What more is required?

- The CEMP includes the following statement:

'Full contact details of Principal Contractors to be supplied to Wigan Council's Environmental Protection Team.'

- What further details on community relations during the works are required? We have said we will carry out letter drops and that we will inform the race course.
- We have said that we will keep Wigan Council informed if any mobile crushing or screening plant being brought to site.

CEMPs similar to the attached have been approved on developments of Rowland in Wigan previously, namely for both phases in Astley and both phases in Tyldesley, therefore we are unsure as to why it is now not acceptable when it has been augmented from those submissions.

I would be grateful if you could ask [REDACTED] to reconsider his comments on that basis. If it would be more efficient, we could set up a call between [REDACTED] and Rowland to expedite matters.

In terms of taking access via the racecourse, Rowland has no control over this land and it lies outside of the agreement that they had to buy the Site freehold. As such, this is not an option at the current time.

Cheers

[REDACTED]

[REDACTED]

Planning



[REDACTED]

[REDACTED]



---

**From:** [REDACTED]

**Sent:** 30 July 2025 11:29

**To:** [REDACTED]

**Subject:** A/24/97802/RMMAJ - Heath Road



Hi [REDACTED]

I apologise I missed any communication with you. Due to the lead time for Planning Committee and some outstanding matters on the application, it was not possible to achieve the committee deadline.

I welcome the additional information submitted during the last weeks. I am currently waiting on responses from United Utilities (UU) and the Councils LLFA (LLFA) Officer on the additional drainage information. UU have advised that this will be sent during next week.

The landscape scheme will also be assessed next week, as the Landscape Design Officer is currently on leave.

In terms of Noise Mitigation and the CEMP I have received the above response from EP Officers, requesting additional information on both matters. These are attached above. Although EP Officers have recommended conditions in addition, the outline permission technically requires the information to be resolved under the reserved matters submission, as the outline conditions control the implementation of the mitigation measures, and CEMP. There is potential to add a CEMP condition to the RM recommendation, however ideally, it should be resolved upfront.

Just in terms of the CEMP, and construction traffic routing, is there any potential for temporary construction access to be served also via Heath Road, and Lodge Lane via the Jockey Club land to the south, (Haydock Racecourse)?

In regard to the NMA application, this is being checked by my Deputy Team Leader, and a decision should be imminent.

In terms of deadlines, my draft report is required to be finalised by the 11<sup>th</sup> August for September committee, which provides an additional week so resolve any further issues. Our reports are published the 22<sup>nd</sup> August, therefore everything needs to be resolved well before this date. Due to the lead time, unfortunately it was not possible to meet the August committee date.

For information I am on leave two days next week, 4<sup>th</sup> and 5<sup>th</sup>, and two days the week after on the 14<sup>th</sup> and 15<sup>th</sup> August. If you consider it necessary for your consultants to have a direct meeting with the EP Officers, I will try and facilitate this.

If you have any further, queries, please do not hesitate to contact me.

Regards

[REDACTED]

Principal Planning Officer – Development Management

Place Directorate

Wigan Council

Wigan Life Centre (South Site), College Avenue, Wigan WN1 1NJ

[REDACTED]

[www.wigan.gov.uk](http://www.wigan.gov.uk)

[www.twitter.com/wigancouncil](https://www.twitter.com/wigancouncil)

[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)

>><<



---

This email, its contents and any attachments are intended only for the above named. As the email may contain confidential or legally privileged information, if you are not, or suspect that you are not, the above named or the person responsible for delivery of the message to the above named, please delete or destroy the email and any attachments immediately and inform the sender of the error.

As a public body, the Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000 unless the information in it is covered by one of the exemptions in the Act.

This footnote also confirms that this email has been swept for the presence of computer viruses.

---

NOTICE: This email is intended for the named recipient only. It may contain privileged and confidential information. If you are not the intended recipient, notify the sender immediately and destroy this email. You must not copy, distribute or take action in reliance upon it. Whilst all efforts are made to safeguard emails, the Savills Group cannot guarantee that attachments are virus free or compatible with your systems and does not accept liability in respect of viruses or computer problems experienced. The Savills Group reserves the right to monitor all email communications through its internal and external networks.

For information on how Savills processes your personal data please see our [privacy policy](#)

Savills plc. Registered in England No 2122174. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills plc is a holding company, subsidiaries of which are authorised and regulated by the

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: FOI Request - Heath Road Ashton.  
**Date:** 24 September 2025 12:09:08  
**Attachments:** [RE FOI 18576.msg](#)

---

Hi [REDACTED]

I think a response has already been done for this from our side. Please see my email attached

Thanks

[REDACTED]  
Flood Risk Engineer  
Places: Economy and Environment  
Wigan Council  
[REDACTED]  
[REDACTED]

[gan.gov.uk](#)  
[www.twitter.com/wigancouncil](https://www.twitter.com/wigancouncil)  
[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)

---

**From:** [REDACTED]  
**Sent:** 24 September 2025 11:16  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** FOI Request - Heath Road Ashton.

Hi [REDACTED]

I have a FOI request for the development at Heath Road, Windsor Road, Ashton. One of the questions is as follows:

"Confirmation of whether the Council has reviewed and implemented recommendations from the relevant Section 19 Flood Investigation Report."

Can you confirm if any of the recommendations within the Section 19 Report as attached have been implemented at this time? Happy to discuss, I have a deadline for today to respond, there are other multiple questions I need to answer. Would you be able to provide a quick answer, if it's a no, that is fine.

Regards

[REDACTED]

Principal Planning Officer – Development Management  
Place Directorate  
Wigan Council



[www.wigan.gov.uk](http://www.wigan.gov.uk)

[www.twitter.com/wigancouncil](https://www.twitter.com/wigancouncil)

[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)

>><<



[www.wigan.gov.uk](http://www.wigan.gov.uk)  
[www.twitter.com/wigancouncil](https://www.twitter.com/wigancouncil)  
[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)

---

**From:** [REDACTED]  
**Sent:** 11 September 2025 09:46  
**To:** [REDACTED]  
**Subject:** Re: Proposed housing development Windsor road Ashton in Makerfield

You don't often get email from [REDACTED]

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Good. Morning [REDACTED] could I please get a reply to my email  
Thank you  
Sent from [Outlook for iOS](#)

---

**From:** [REDACTED]  
**Sent:** Thursday, September 11, 2025 9:34:44 AM  
**To:** [REDACTED]  
**Subject:** RE: Proposed housing development Windsor road Ashton in Makerfield

Hi [REDACTED], I know the original email was sent to [REDACTED], but I'm talking about the one you sent yesterday asking for a reply to your email. Looks like you have only sent that to me and not [REDACTED] (unless you've done bcc and I can't see his email address).



[REDACTED]  
House of Commons, SW1A 0AA | [REDACTED]  
[REDACTED]

[Sign up to my newsletter](#)



---

**From:** [REDACTED]  
**Sent:** 10 September 2025 17:20

**From:** [REDACTED]  
**Subject:** RE: Proposed housing development Windsor road Ashton in Makerfield  
**Date:** 12 September 2025 16:00:00  
**Attachments:** [image001.jpg](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)

---

Hi [REDACTED]

I refer to your email dated 4<sup>th</sup> September 2025. I can advise that the reserved matters application for residential development at Heath Road was assessed and recommended for approval by Planning Committee on the 2<sup>nd</sup> September 2025. The application has now been approved, and the decision can be found on the Council's Portal website, using the reference number - A/24/97802/RMMAJ.

In terms of the representations received, I can confirm that the report presented to committee sets out the approved drainage arrangements for the development, which includes part ground infiltration techniques, and a discharge into an existing water course (pond) on the adjacent Haydock Racecourse land. As this application formed the reserved matters detail to the outline approval, access and highway matters had previously been addressed, as well as the infrastructure network and impacts on health.

My understanding is that Lincoln Drive is close to Millingford Brook, with parts of the estate within a designated flood plain. The application site at Heath Road is not within such a designation, nor is it within a Critical Drainage Area. The approved drainage scheme seeks to adopt sustainable drainage methods, including a betterment in surface water run off flows. It is therefore very unlikely that the approved drainage scheme for the development would have any impact on the Lincoln Drive estate, or Millingford Brook.

Regards

[REDACTED]  
Principal Planning Officer – Development Management  
Place Directorate  
Wigan Council  
Wigan Life Centre (South Site), College Avenue, Wigan WN1 1NJ  
[REDACTED]

**To:** [REDACTED]  
**Subject:** Re: Proposed housing development Windsor road Ashton in Makerfield

Sent from [Outlook for iOS](#)

---

**From:** [REDACTED]  
**Sent:** Wednesday, September 10, 2025 5:19:25 PM  
**To:** [REDACTED]  
**Subject:** Re: Proposed housing development Windsor road Ashton in Makerfield

hi [REDACTED], It was sent to [REDACTED] with you copied in?

Sent from [Outlook for iOS](#)

---

**From:** [REDACTED]  
**Sent:** Wednesday, September 10, 2025 4:50:08 PM  
**To:** [REDACTED]  
**Subject:** RE: Proposed housing development Windsor road Ashton in Makerfield

Hi [REDACTED]

Looks like you've only sent this to me and not [REDACTED] at the Council.



[REDACTED]  
House of Commons, SW1A 0AA | [REDACTED]  
[REDACTED]

[Sign up to my newsletter](#)



---

**From:** [REDACTED]  
**Sent:** 10 September 2025 13:57  
**To:** [REDACTED]  
**Subject:** Re: Proposed housing development Windsor road Ashton in Makerfield

Good afternoon [REDACTED], could I please get a reply to my email.

ThankYou

[REDACTED]

Sent from [Outlook for iOS](#)

---

**From:** [REDACTED]  
**Sent:** Thursday, September 4, 2025 12:17:49 PM  
**To:** [REDACTED]  
**Subject:** RE: Proposed housing development Windsor road Ashton in Makerfield

Yes, the site did receive approval a few years ago, my understanding was that Monday's meeting was because the developer wanted to make a variation to the original plans, add more houses, so it needed to come back to planning.

[REDACTED]



[REDACTED]

House of Commons, SW1A 0AA | [REDACTED]

[REDACTED]

[REDACTED]



---

**From:** [REDACTED]  
**Sent:** 04 September 2025 11:54  
**To:** [REDACTED]  
**Subject:** Re: Proposed housing development Windsor road Ashton in Makerfield

We was under the impression Mondays meeting was regarding the traffic repercussions

And we've also been made aware that the decision on the proposal was made in 2022

I'll see what he [REDACTED]

[REDACTED]

Sent from [Outlook for iOS](#)

---

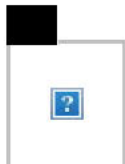
**From:** [REDACTED]  
**Sent:** Thursday, September 4, 2025 11:01:44 AM  
**To:** [REDACTED]

**Subject:** RE: Proposed housing development Windsor road Ashton in Makerfield

Thanks for this [REDACTED], we will also copy this to the Council, but I think this application might have been heard at the Planning Committee on Monday, so I think your objection is too late.

You can call me if you want to discuss.

Regards,



[REDACTED]  
House of Commons, SW1A 0AA | [REDACTED]  
Wigan Investment Centre, WN3 5BA [REDACTED]  
[REDACTED]



---

[REDACTED]  
**Sent:** 04 September 2025 10:28

**To:** [REDACTED]  
[REDACTED]  
[REDACTED]

**Subject:** Proposed housing development Windsor road Ashton in Makerfield

Dear [REDACTED]

**Re: Objection to Planning Application [A/24/97802/RMMAJ] – Proposed Housing Development at [LAND EAST IF 112 Heath Road a-in-m Wn4 9et]**

**My name is** [REDACTED]

**Resident of Lincoln drive Ashton in Makerfield and  
chairperson of the Lincoln drive estate flood action group.**

I am writing to formally object to the proposed housing development at land east of 112 Heath Road Ashton in Makerfield on the grounds that our area is subject to frequent and severe flooding.

As a local resident, I have witnessed first-hand the repeated flooding in this area, particularly during periods of heavy rainfall. The site in question has a well-documented history of flood incidents, with water levels rising quickly and drainage/sewage systems becoming overwhelmed. Local properties, roads, and public infrastructure have all suffered significant damage in recent years, and any additional development would only exacerbate the risks.

Approving this development would increase surface water runoff, place additional pressure on an already inadequate drainage system, and potentially endanger future residents. There are also serious concerns regarding emergency access, public health, and insurance implications for both existing and new homes.

Furthermore, with climate change contributing to more extreme weather patterns, the flood risk in this area is likely to worsen, not improve. I believe that proceeding with this development would be irresponsible and contrary to national and local planning policies aimed at reducing flood risk and promoting sustainable development.

I urge the planning authority to reassess and reject this application on the grounds that it poses a significant environmental and public safety risk. I also request that a full and independent flood risk assessment be made publicly available if one has not already been carried out.

I also ask that the planning department read our section 19 report and consider the fact that a further 88 homes up hill from ours will do nothing less than devastate our estate.

We also wish to make you aware that no residents that we have spoken to received a letter regarding this new development in 2022.

And due to January 1st 2025 severe flood

This application be looked at again taking this into consideration.

Thank you for considering our objection. I trust that the council will act in the best interests of the local community and environment.

Yours faithfully,

[Redacted signature]

[Redacted name]

Sent from [Outlook for iOS](#)

UK Parliament Disclaimer: this e-mail is confidential to the intended recipient. If you have received it in error, please notify the sender and delete it from your system. Any unauthorised use, disclosure, or copying is not permitted. This e-mail has been checked for viruses, but no liability is accepted for any damage caused by any virus transmitted by this e-mail. This e-mail address is not secure, is not encrypted and should not be used for sensitive data.

UK Parliament Disclaimer: this e-mail is confidential to the intended recipient. If you have received it in error, please notify the sender and delete it from your system. Any unauthorised use, disclosure, or copying is not permitted. This e-mail has been checked for viruses, but no liability is accepted for any damage caused by any virus transmitted by this e-mail. This e-mail address is not secure, is not encrypted and should not be used for sensitive data.

UK Parliament Disclaimer: this e-mail is confidential to the intended recipient. If you have received it in error, please notify the sender and delete it from your system. Any unauthorised use, disclosure, or copying is not permitted. This e-mail has been checked for viruses, but no liability is accepted for any damage caused by any virus transmitted by this e-mail. This e-mail address is not secure, is not encrypted and should not be used for sensitive data.

UK Parliament Disclaimer: this e-mail is confidential to the intended recipient. If you have received it in error, please notify the sender and delete it from your system. Any unauthorised use, disclosure, or copying is not permitted. This e-mail has been checked for viruses, but no liability is accepted for any damage caused by any virus transmitted by this e-mail. This e-mail address is not secure, is not encrypted and should not be used for sensitive data.

**Application A/24/97802/RMMAJ**

<b>Number</b>	<b>Street</b>	<b>Post Code</b>
37	Ashton Heath	Ashton in Makerfield WN4 9JL
57	Ashton Heath	Ashton in Makerfield WN4 9JL
41	Ashton Heath	Ashton in Makerfield WN4 9JL
63	Belnehim Road	Ashton in Makerfield WN4 9JP
63	Belnheim Road	Ashton in Makerfield WN4 9JP
28	Birch Grove	Garswood WN4 0QY
1	Blenheim Road	Ashton in Makerfield WN4 9JP
35	Blenheim Road	Ashton in Makerfield WN4 9JP
41	Blenheim Road	Ashton in Makerfield WN4 9JP
45	Blenheim Road	Ashton in Makerfield WN4 9JP
51	Blenheim Road	Ashton in Makerfield WN4 9JP
71	Blenheim Road	Ashton in Makerfield WN4 9JP
7	Bransford Close	Ashton in Makerfield WN4 9EY
10	Bransford Close	Ashton in Makerfield WN4 9EY
11	Chester Drive	Ashton in Makerfield WN4 9JB
1	Chiltern Close	Ashton in Makerfield WN4 9ER
3	Chiltern Close	Ashton in Makerfield WN4 9ER
8	Haydock Street	Ashton in Makerfield WN4 9EB
110	Heath Road	Ashton in Makerfield WN4 9HH
112	Heath Road	Ashton in Makerfield WN4 9HH
179	Heath Road	Ashton in Makerfield WN4 9HW
201	Heath Road	Ashton in Makerfield WN4 9HW
203	Heath Road	Ashton in Makerfield WN4 9HW
7	Hereford Close	Ashton in Makerfield WN4 9JF
1	Kiveton Drive	Ashton in Makerfield WN4 9EX
2	Kiveton Drive	Ashton in Makerfield WN4 9EX
33	Kiveton Drive	Ashton in Makerfield WN4 9EX
35	Kiveton Drive	Ashton in Makerfield WN4 9EX
35	Kiveton Drive	Ashton in Makerfield WN4 9EX
43	Kiveton Drive	Ashton in Makerfield WN4 9EX
45	Kiveton Drive	Ashton in Makerfield WN4 9EX
51	Kiveton Drive	Ashton in Makerfield WN4 9EX
8	Lichfield Grove	Ashton in Makerfield WN4 9JE
90	Lincoln Drive	Ashton in Makerfield WN4 9HX
2	Monmouth Crescent	Ashton in Makerfield WN4 9JD
24	Moxon Way	Ashton in Makerfield WN4 8SW
7	Norwich Avenue	Ashton in Makerfield WN4 9HZ
50	Park View	Ashton in Makerfield WN4 9EL
71	Weavermill Park	Ashton in Makerfield WN4 9PS
104	Weavermill Park	Ashton in Makerfield WN4 9EZ
110	Windsor Raod	Ashton in Makerfield WN4 9ES
12	Windsor Road	Ashton in Makerfield WN4 9EQ
16	Windsor Road	Ashton in Makerfield WN4 9EQ
18	Windsor Road	Ashton in Makerfield
19	Windsor Road	Ashton in Makerfield WN4 9EP
20	Windsor Road	Ashton in Makerfield WN4 9EQ
24	Windsor Road	Ashton in Makerfield WN4 9EQ
30	Windsor Road	Ashton in Makerfield

46 Windsor Road	Ashton in Makerfield	WN4 9EQ
53 Windsor Road	Ashton in Makerfield	WN4 9ES
63 Windsor Road	Ashton in Makerfield	WN4 9EP
67 Windsor Road	Ashton in Makerfield	WN4 9EP
71 Windsor Road	Ashton in Makerfield	WN4 9EP
81 Windsor Road	Ashton in Makerfield	WN4 9ET
87 Windsor Road	Ashton in Makerfield	WN4 9ET
89 Windsor Road	Ashton in Makerfield	WN4 9ET
93 Windsor Road	Ashton in Makerfield	WN4 9ET
94 Windsor Road	Ashton in Makerfield	WN4 9ES
96 Windsor Road	Ashton in Makerfield	WN4 9ES
97 Windsor Road	Ashton in Makerfield	WN4 9ET
101 Windsor Road	Ashton in Makerfield	WN4 9ET
105 Windsor Road	Ashton in Makerfield	WN4 9ET
108 Windsor Road	Ashton in Makerfield	WN4 9ES
109 Windsor Road	Ashton in Makerfield	WN4 9ET
111 Windsor Road	Ashton in Makerfield	WN4 9ET
112 Windsor Road	Ashton in Makerfield	WN4 9ES
113 Windsor Road	Ashton in Makerfield	WN4 9ET
113 Windsor Road	Ashton in Makerfield	WN4 9ET
115 Windsor Road	Ashton in Makerfield	WN4 9ET
116 Windsor Road	Ashton in Makerfield	WN4 9ES
117 Windsor Road	Ashton in Makerfield	WN4 9ET
117 Windsor Road	Ashton in Makerfield	WN4 9ET
119 Windsor Road	Ashton in Makerfield	WN4 9ET
121 Windsor Road	Ashton in Makerfield	WN4 9ET
123 Windsor Road	Ashton in Makerfield	
125 Windsor Road	Ashton in Makerfield	WN4 9ET
126 Windsor Road	Ashton in Makerfield	WN4 9ES
128 Windsor Road	Ashton in Makerfield	WN4 9ES
129 Windsor Road	Ashton in Makerfield	WN4 9ET
130 Windsor Road	Ashton in Makerfield	WN4 9ES
132 Windsor Road	Ashton in Makerfield	WN4 9ES
133 Windsor Road	Ashton in Makerfield	WN4 9ET
134 Windsor Road	Ashton in Makerfield	WN4 9ES
137 Windsor Road	Ashton in Makerfield	WN4 9ET
138 Windsor Road	Ashton in Makerfield	WN4 9ES
140 Windsor Road	Ashton in Makerfield	WN4 9ES
140 Windsor Road	Ashton in Makerfield	WN4 9ES
141 Windsor Road	Ashton in Makerfield	WN4 9ET
142 Windsor Road	Ashton in Makerfield	WN4 9ES
143 Windsor Road	Ashton in Makerfield	WN4 9ET
144 Windsor Road	Ashton in Makerfield	WN4 9ES
146 Windsor Road	Ashton in Makerfield	WN4 9ES
148 Windsor Road	Ashton in Makerfield	WN4 9ES
149 Windsor Road	Ashton in Makerfield	WN4 9ET
150 Windsor Road	Ashton in Makerfield	WN4 9ES
151 Windsor Road	Ashton in Makerfield	WN4 9ET
151 Windsor Road	Ashton in Makerfield	WN4 9ET
152 Windsor Road	Ashton in Makerfield	WN4 9ES

154 Windsor Road	Ashton in Makerfield	WN4 9ES
156 Windsor Road	Ashton in Makerfield	WN4 9ES
158 Windsor Road	Ashton in Makerfield	WN4 9ES
160 Windsor Road	Ashton in Makerfield	WN4 9ES
162 Windsor Road	Ashton in Makerfield	WN4 9ES
164 Windsor Road	Ashton in Makerfield	WN4 9ES
164 Windsor Road	Ashton in Makerfield	WN4 9ES
166 Windsor Road	Ashton in Makerfield	WN4 9ES
166 Windsor Road	Ashton in Makerfield	WN4 9ET
168 Windsor Road	Ashton in Makerfield	WN4 9ES
170 Windsor Road	Ashton in Makerfield	WN4 9ES
170 Windsor Road	Ashton in Makerfield	WN4 9ES
172 Windsor Road	Ashton in Makerfield	WN4 9ES
174 Windsor Road	Ashton in Makerfield	WN4 9ES
174 Windsor Road	Ashton in Makerfield	WN4 9ET
176 Windsor Road	Ashton in Makerfield	WN4 9ES
176 Windsor Road	Ashton in Makerfield	WN4 9ES
178 Windsor Road	Ashton in Makerfield	WN4 9ES
180 Windsor Road	Ashton in Makerfield	WN4 9ES
182 Windsor Road	Ashton in Makerfield	WN4 9ES
184 Windsor Road	Ashton in Makerfield	WN4 9ES
186 Windsor Road	Ashton in Makerfield	WN4 9ES
188 Windsor Road	Ashton in Makerfield	WN4 9ES