

Proposed site allocation policy - Places for Everyone Publication Plan (August 2021)

Policy JPA 36: Pocket Nook

Development of this site will be required to:

- 1. Be in accordance with a masterplan that is agreed with the Council and is effectively informed by an archaeological assessment and other constraints;**
- 2. Safeguard a north-south corridor towards the west of the site allocation for the construction of High Speed 2 Rail;**
- 3. Deliver around 600 homes; including around 75 homes to the west of the proposed HS2 route on land accessed from Rowan Avenue;**
- 4. Deliver around 15,000 sq. m of employment floorspace on land to the west of the proposed HS2 route accessed from Newton Road;**
- 5. Deliver or contribute effectively to the delivery of, a new road through the site from A579 Atherleigh Way to A572 Newton Road (via Enterprise Way), including a new bridge over the HS2 rail line as necessary, that is of a design quality to accommodate bus services, safeguarding the route for future construction where applicable;**
- 6. Ensure safe and convenient access for pedestrians and cyclists within the site and to services in Lowton, including Lowton High School, employment sites, neighbouring housing areas and green spaces within and adjacent to the site;**
- 7. Protect and enhance the environs of Carr Brook through the creation of a green infrastructure corridor;**
- 8. Ensure that groundwater resources are not jeopardised through the construction process or uses thereafter; and,**
- 9. Ensure that the heritage setting of the Grade II Listed Fair House Farmhouse on Pocket Nook Lane is retained or enhanced. Proposals should be informed by the findings and recommendations of the Historic Environment Assessment (2020) in the Plan's evidence base and any updated assessment(s) submitted as part of the planning application process.**

Within the East Lancashire Road Corridor, the Pocket Nook strategic area provides an opportunity for a substantial housing and employment development. The principle of development on this site is established in the adopted Wigan Local Plan Core Strategy, which identifies the site within a broad location for new development.

Lowton is a popular residential area with excellent road connections into both the Manchester and Liverpool City Regions via the A580 and is also in close proximity to the M6.

There is potential to enhance sustainable travel opportunities by foot, cycle and public transport in the Lowton and Golborne area for employment and other services in Leigh and the Regional Centre, consequently reducing car dependency in this area; and, with possible connections to Leigh Guided Busway services. It is also important that safe and convenient pedestrian access is provided to green spaces within and adjacent to the site.

The proposed alignment of HS2 runs parallel to the route of a dismantled railway which runs north-south through the west of the site. HS2 will result in the demolition of existing business units to the north of the site on Enterprise Way which will need to be relocated. A buffer zone of 60 metres either side of the route needs to be kept free from development to enable access and for servicing.

The site will be principally served from a new junction on the A579 Atherleigh Way, close to its junction with the A580. The development will deliver a new road from Atherleigh Way to the east through the site to Newton Road in the west and will need to bridge the proposed HS2 route. The new road will connect into Newton Road on land close to its existing junction with Enterprise Way. The road will serve both new housing and employment development and will be able to accommodate bus services.

A small parcel of residential development on the western edge of the site is accessible from Rowan Avenue.

Carr Brook, which is classed as a main river, crosses the site and should be regarded as a priority green infrastructure asset. As such the habitat corridor should be protected and enhanced.

Three Groundwater Source Protection Zones have been identified either within or immediately adjacent to the northern boundary of the site. The design of new development should ensure that there are no adverse impacts to groundwater resources or groundwater quality and ensure compliance with the Environment Agency approach to groundwater protection.

Fair House Farmhouse on Pocket Nook Lane is a Grade II Listed Building. The building is important in many respects, not least as an example of timber-framing in an area where little remains. In order that its heritage setting is retained or enhanced consideration needs to be given at a detailed stage to the treatment of the northern portion of the site to ensure that any development harmonises with the wider setting of the Listed Building and it does not harm its heritage values and significance.

To ensure that a co-ordinated approach is taken to the delivery of this site, a masterplan will need to be prepared and agreed by the Council. The design and layout, including infrastructure provision, will need to be informed by an archaeological assessment and other constraints and opportunities provided by the site.