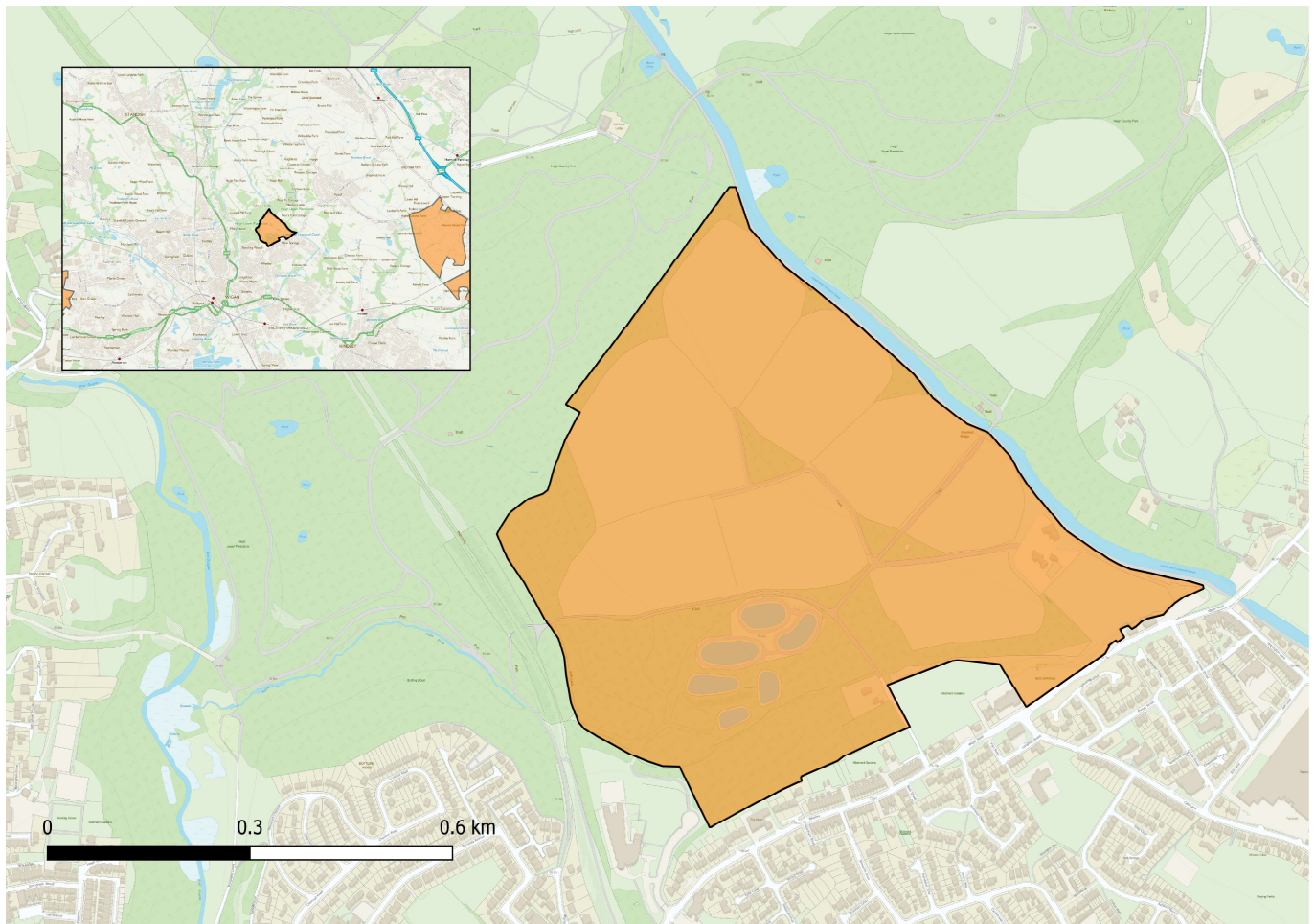


28.8.29 OA29 North of New Springs (Wigan)

Land North of New Springs is allocated for housing development. The land borders Leeds & Liverpool Canal to the north-east, the Haigh Plantations to the west, the B5238 Wigan Road to the south-east and the former Alexander Colliery site to the south.



The development of the area will:

1. Provide for around 1,050 homes.
2. Ensure a positive design that relates well to the canal environment.
3. Safeguard the amenity of existing residential properties within or immediately adjacent to the site.
4. Ensure appropriate access for vehicular traffic and good quality access for pedestrians and cyclists to local services, bus services on the B5238, the adjacent woodland park and the canal towpath.

5. Ensure the provision of strategic green infrastructure across the site, incorporating most of the existing woodland planting, established hedgerows and the ponds, to provide for open space, equipped play space, extended allotments, landscaping, sustainable drainage and habitats for wildlife.
6. Ensure an ongoing management plan for the green infrastructure.

Reasoned justification

Wigan is the largest town in the borough and is an appropriate location for new development. This site is a logical urban extension contained by the canal and Haigh Plantations. It includes the former Alexandra Colliery site which was not in the Green Belt formerly.

The canal at this point is currently in open countryside, which will be maintained on the opposite side. In this regard, the design of the development should respond positively to the canal environment and provide an interesting complementary context.

The mine water ponds should be incorporated into the open space within the site.

The woodland planting and established hedgerows should be retained except where absolutely necessary to secure satisfactory access, and the opportunity taken to secure effective woodland and hedgerow management for the longer term.