

Places for Everyone Representation 2021

| | |
|----------------------|--|
| Family Name | Bange |
| Given Name | Augustine |
| Person ID | 1280676 |
| Type | Letter |
| Include files | PFEAugustineBange (Pocket Nook)_Redacted.pdf |

Places for Everyone Representation 2021

| | |
|---|---|
| Family Name | Bange |
| Given Name | Augustine |
| Person ID | 1280676 |
| Title | JPA 36: Pocket Nook |
| Type | Web |
| Soundness - Positively prepared? | Unsound |
| Soundness - Justified? | Unsound |
| Soundness - Consistent with national policy? | NA |
| Soundness - Effective? | Unsound |
| Compliance - Legally compliant? | NA |
| Compliance - In accordance with the Duty to Cooperate? | NA |
| 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>I object to this proposal on the following grounds</p> <p>There is no mention of pre building infrastructure improvement ie. traffic congestion</p> <p>Traffic pollution or any alterations to enable free traffic flow to the surrounding areas.</p> <p>This area is already a bottle neck for traffic because of its proximity to the A580 trunk road and two junctions-of the M6 motorway (junt22/23).</p> <p>More housing would add to this problem significantly.</p> <p>This area has recently had huge increase in new housing to the detriment of existing facilities.</p> <p>According to the government inspector there is already enough housing in this area.</p> <p>The land on which the proposal is based is farmland that is not for sale for housing by the owner.</p> <p>Three generations of REDACTED TEXT family have farmed this land.</p> <p>Since 2013 several letters have been sent to the council stating the land is not for sale. However, they insist on including it in their plans.</p> <p>The land is top grade farming land and provides crops every year. It is also home to red leg partridge and field hares.</p> <p>Andy Burnham at a public meeting in Leigh library stated that there would be no compulsory purchase of land for housing if people don't want to sell other arrangements would have to be made. REDACTED TEXT dose not want to sell.</p> <p>There are many places in Wigan that is not good farming land, for instance land between Golborne and Abram untouched for years.</p> <p>Please remove these plans and rethink where to build. The government inspector told Wigan council to only build 1000 house in Golborne and Lowton to date 1300 have been given permission. What's the use of having government inspections if the council just ignore him?</p> <p>Andy Burnham stood by our side at the at the 2013 inspection stating that Lowton could not take the 3000 houses Wigan had planned for our area.</p> |

| | |
|--|--|
| | <p>The government inspector agreed.</p> <p>It seems that Wigan council see Lowton as one one of an occupied territory that must be concreted over and obliterated without trace with no concern human activity.</p> <p>There are many more areas in Wigan that would be more appropriate than Lowton..</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>There is one substantial infrastructure project that could change the out come of of more building in Lowton.</p> <p>That is to extend the Atherleigh bypass across the A 580 towards Winnick lane</p> <p>this would reduce congestion at the major road junction of lane head by 60%.</p> <p>The additional road alterations the Golborne junction A573with A580 ie traffic light control</p> <p>More and wider traffic lanes to all entrances and exits.</p> <p>Finally is proposed that 75 properties would be built with access solely from Rowan avenue this plan is without merit because the narrow road into this estate would make</p> <p>a-dangerous junction with the main A572 putting lives at risk, also parking in this area</p> <p>makes it difficult to navigate already.</p> <p>May I remind the planners just because you can draw it does not mean it's viable.</p> |