Date ………………………..

Planning Department

Wigan Council

PO Box 100

Wigan WN1 3DS

Email planning@wigan.gov.uk

lorraine.robertson@wigan.gov.uk

For the attention of Lorraine Robertson

Dear Sir / Madam

I am writing to object to planning application A/20/89654/NMAS which includes the re-routing of the primary road through the proposed Westleigh Waterfront housing development.

This primary road is the vehicular route connecting Plank Lane – near the Nevison Inn – with the roundabout on the former Sportsman public house site at the bottom of Wigan Road. In addition to the traffic for the estate – in excess of 900 cars servicing 470 houses – this road has the potential to become a ‘rat run’.

Instead of the road being along the level ground on the perimeter of the development, as shown on the original outline plans passed in 2017, the amendment re-routes it along the the slope very close to and above existing homes on the boundary to the west of the site. This would result in very high levels of traffic noise and associated pollution for existing residents, many of whom live in bungalows.

I understand that an application for a non-material amendment should only be used where a very small change is sought. I do not believe that relocating the route of the primary road closer to existing homes should be regarded as such. The acceptance of this as a minor change may well be viewed as an inappropriate use, by Wigan Council, of powers conferred on local government intended to ease the planning process.

In addition to re-routing the primary road, the revised parameters plan produced by Taylor Wimpey (dated 13 December 2019) shows additional green boundaries at the East of the large green ‘corridor’ in the centre of the development between Firs Lane and the canal bank, but no green space at all to the West of the site on the boundary area between Johnson Close and Jessica Way - even though both the housing and the road will be on a slope above the existing properties.

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Your sincerely

Name ……………………………………………………

Address …………………………………………………………………………………………………………………………………………….