

Family Name	Matthews
Given Name	Steven
Person ID	1286094
Title	Stakeholder Submission
Type	Web
Family Name	Matthews
Given Name	Steven
Person ID	1286094
Title	JPA 35: North of Mosley Common
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Unsound
Compliance - Legally compliant?	No
Compliance - In accordance with the Duty to Cooperate?	No
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>1. The use of Green Belt without the consultation and vote of every resident is unacceptable. Its OUR Green Belt not the local authorities to give up for building. Once it's gone it's gone for ever - for this generation, the next - all generations. No building on Green Belt no matter how small a percentage Wigan Authority deem it to be! Its not theirs to give away!</p> <p>2. The local area doesn't have the infrastructure to cope with the proposals.</p> <p>3. The local infrastructure is already being stretched further by the construction of homes on Parr Brow and potentially The Elements (the former Worsley Business Park & Maxilead site). The area can't sustain this number of homes the proposal suggests.</p> <p>4. There appears to be much emphasis on the guided busway. Let's remember the "Busway" was "forced" on to our local community based on 1) It was constructed to serve the communities of Leigh and Atherton and 2) The services would be limited to a specific number per hour to prevent congestion at the crossing of roads where there are now traffic lights. Therefore there is NO scope to increase capacity without CONTRADICTION of the original planning application to which the go ahead for construction was given. Or were we as residents lied to back then too???</p> <p>Either way there are concerning contradictions that must be answered re the busway?</p> <p>Lets also remember the busway doesn't run all the way into Manchester and therefore congestion would be caused closer to Manchester due to the increase in number of buses at peak times. Other vehicles have a right to use the roads in our city centres as well as buses!</p> <p>Further not everybody works in Central Manchester or within easy reach of the V bus route. Hence not everybody who would potential live in the 1,100 new homes would travel to work by bus. In fact the "majority" will be by car and the planners know!!</p>

5. The road network: I have lived in the area for 20 years and there has always been a congestion issue related to traffic building up from the East Lancashire Road (A580) through Mosley Common to Sale Lane and Mort Lane and beyond at peak times. NOTHING has ever been done about this BUT suddenly consideration will be given to this junction to appease the building of 1,100 homes!!! There is actually little that can be done to the junction of the A577 and the A580 without affecting the flow of the A580 which takes priority being the major network link - or surely it would of already have been done!! If something can be done and hasn't already then that says a lot for the Authorities contempt of the existing residents of the area!

6. Fracking: We totally disagree with the Authorities stance on fracking. We have to remember the demands on our energy network that allows us all to switch on our lights and our heating systems. The energy generation has to be fuelled by something and we need to be continually looking at new methods considering the Authority is opposed to most other solution including nuclear. Provided fracking is carried out in a controlled and regulated manner I would rather have this activity on our local green belt land than the building of 1,100 homes. The land will recover when the works and extraction has finished, it will never recover from the building of 1,100 homes and neither will the community.

7. Land ownership: We have grave concerns that the relatively new "owners" of the land to the North of the site "may" be putting influence on Wigan Council to change the status of the land for commercial gain. An extremely serious allegation which won't be too difficult to prove! The land was sold by RJB Mining to the new owners as "farm land" in recent years. The value of the land becomes significantly increased if its amended to brown field and available for residential development!! The selection of this land has the signs of commercial conspiracy.

8. Great Crested Newts are known by the planners to occupy the ponds in the fields to the North of the assigned area. What should also be noted that the newts can be found throughout the field in the area and in gardens adjacent to the fields. Their location is not confined to the ponds. Remember it is an offence under British Law to: kill, injure, capture or disturb them; damage or destroy their habitat; and poses, sell or trade.

As you will appreciate from the "tone" of our opinions, we believe as do many of our fellow community members a strong opposition to what Wigan Council and the central authority is proposing for OUR GREEN BELT. Any planning applications for more construction in the Tyldesley area will be strongly be opposed by the community. The plan is NOT as sustainable as suggested, please re consider and save our green belt!

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.

Significantly reduce the number of homes on this plan so the local infrastructure can cope. Also eliminate the building on ANY of the Green Belt proposed. Its Green Belt for a reason and has been for generations. It should remain so for this and future generations too! Once its built upon its lost forever.

Do Wigan Council actually have the right to decide that Green Belt can be built on without a public vote OR are they bowing to commercial pressures and using fancy names like 'Places for Everyone'as a cover?

We would also suggest the planners take a look at the inner ring road of Central Manchester and ask themselves who is going to occupy all the residence that are being built? Is there the need for the amount of homes being proposed across Greater Manchester. We believe the requirement has been vastly over estimated for political and commercial reasons!