

To Mr. Jeff Fairburn. CEO
Persimmon House
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Raymond. Poulton
32 Lanaan
Lowton,
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WA3 1EG
5-08-13

Dear Sir,

I write following my attendance at your presentation at the Lowton Civic Hall on Thursday 1st August 2013, concerning the proposed development on the Lowton Pocket Nook site.

Fortunately, I spotted reference to this oncoming presentation in the local newspaper 'The Leigh Reporter' in a casual local news report. I did discover a number of letters from your company had been sent out to existing local residents, but, by far and away too few amongst the 500 plus existing homes that will be affected by this development. Every household should have been advised by one way or another. I for one, and my immediate neighbours never received any such notification, and could have very easily missed the opportunity to attend to pass comment and learn of the planning proposals. Also the time chosen for this presentation, 1500H to 1900H meant that a very large section of the community would be at work and unable to attend. What would be wrong with 1700H to 2100H when a far larger attendance

could have given a far wider response. In the event, it was a greater number of wives and ladies whose husbands were at work etc, and lesser number of men, generally retired men, and in the 1 1/2 hours I spent at the venue, virtually no younger people. Hardly a true picture of community concern, and I trust these low attendance figures are not used with your final planning application as an indication of general acceptance of the proposals by the community

Of the presentation.

From the moment one entered the room it was psychological subterfuge. Plans showing grassed areas called 'Village Green', ornamental themed lake, and never ending spell-binding oratory on the financial advantages, increased employment opportunities and a rise in living standards for all in the area that this new council housing estate will bring to the whole area.

I dare say, not once, to what was probably the the most frequently asked question at the presentation, was an acceptable answer given, only evasive dweil. The question being,
"Where is the access and egress to the site"

Your 'PLANNERS' appear to have overlooked that there are 4 schools close by.

I.E. Lowton Infants and Juniors
Lowton St Mary Infants and Juniors
Lowton High School
Guilded Hollins.

A total of about 1400 children attend these schools.

Of these, over 850 attend Lowton High School. Double decker school buses fetch additional children into Lowton High School and drive down Mayfield Drive where the children disembark at the end of Banaan.

Many of the children at the other three schools, who live on the Poppers and Lowton attend these schools, and the only roads out of both of these estates are Banaan and Mayfield Drive.

These only roads in and out of both estates carry all vehicular traffic and the car queues frequently stretch the length of Mayfield Drive at times. There is one additional rd emptying into Mayfield Drive called Greenacres Close but this is a short cul-de-sac.

Such is the mayhem between cars, children going into Lowton High, parents taking younger children to school, that following an enquiry, Wigan Council deemed both estates 20 MPH zone, and two official lower speed limit signs are erected at the St Helens Rd Entrance to

Mayfield Drive. Remembering that these are housing estates and the roads are narrower, not your main road width, and cars are frequently parked on the roads outside the houses because the garden path is only long enough to take one car, whereas there may be two or three family cars.

Back to the 'Presentation on 1st August 2013. When pushed for a proper answer to the question, where is the access and egress to the site, especially during the 2 1/2/3 years construction period, the adamant answer was 'Down Mayfield Drive and along Banaan. FAIT ACCOMPLI'!

This is just railroading your plans, walking roughshod over 500 families and blighting their lives, severely in the case of Mayfield Drive, Banaan and now Elstonbury Avenue which runs off Banaan and we now understand this to be another site entrance.

It is reprehensible to adopt this access-egress procedure in any building plan and careful evaluation of the possible consequences of any accident or incident to all concerned must be seriously considered.

The answer to this problem is quite simple.

A simple single carriageway road from the construction site to the A580. Its junction with the A580 could be either traffic light controlled or a roundabout. A traffic light controlled junction onto the A580 already exists where it is joined by A579 and one mile east of this junction, the A580 has a junction with the A574, this is a normal roundabout. Approximately one mile west of the existing A579 junction with the A580 is another junction A573, this is also a roundabout. The section of A580 for a proposed junction is on a perfectly straight as a die, with clear visibility, part of the road.

This proposed junction built before the new housing estate build commences will eliminate the heavy traffic increase from the construction works on the new housing site keeping the existing Poplars and Howton estates ^{SAFE} as well as being able to divert the additional traffic from the new houses off the very busy St-Helens / Newton Rd and reducing congestion at Lane Head on the A580. 160 new houses equal at least 160 further cars on local roads

In truth, these suggestions should appear as a pre-requisite covenant on any building permission granted.

For your interest I attach a list of probable construction plant and equipment we can

expect to travel on our local congested roads and through our housing estates

I thank you for your valuable time in reading this letter, and do hope 'Persimmon Homes' understands and considers our very worrying concerns, and mitigates the oncoming situation

Yours faithfully
~~Raymond T. Poulton~~

RAYMOND. T. POULTON

CC RT HON DAVID MOLYNEUX, DEPUTY CHAIRMAN WIGAN COUNCIL
RT HON ANDY BURNHAM M.P

PROBABLE CONSTRUCTION EQUIPMENT
TO PASS THROUGH OUR ESTATES DURING
CONSTRUCTION FOR 2½ → 3 YEARS

JCB'S
TRACKED EXCAVATORS (DELIVERED BY LOW LOADERS)
MOBILE CRANES
CONCRETE DELIVERY TRUCKS
ASPHALT PAVERS
ROAD ROLLERS (BY LOW LOADERS)
DUMP TRUCKS
CONCRETE AND MORTAR MIXERS
CHERRY PICKERS (MAN LIFTING PLATFORMS)
AERIAL PLATFORMS

BY
SEMI
LOW LOADERS

HEAVY HGV'S WITH
AGGREGATES
SAND
BRICKS AND BREEZE BLOCKS
ROOF TRUSSES
TIPPER WAGONS TO REMOVE SPOIL
LARGE SEWER PIPES
TEMPORARY VARIOUS CABINS
ROOFING TILES
FLOORING TIMBERS

And many other materials by various wagons, plus
many contractor and sub-contractor transit vans, and
all carrying mud, dirt etc, off the site and directly onto
our estate roads. for up to three years.

HEAVEN HELP US.

WE ARE ALL ONLY HUMAN BEINGS