

Family Name	Schofield
Given Name	Camilla
Person ID	1286041
Title	Stakeholder Submission
Type	Web
Family Name	Schofield
Given Name	Camilla
Person ID	1286041
Title	JPA 27: Land East of Boothstown
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. Traffic: Heavy traffic along Leigh Road (A572) already at maximum capacity with no future plan agreed to resolve existing problems.</p> <p>2. Congestion: All surrounding Roads to Leigh Road and this proposed development namely, Ellenbrook Road, Walkden Road, Worsley Road and Barton Road will be further impacted by the proposed 300 houses adding up to 600 extra cars. Problems have already been encountered with the additional traffic to and from RHS. These roads are already overloaded.</p> <p>3. Pollution: Atmospheric pollution from queuing vehicles along Leigh Road and from the motorway which is already one of the worst in Europe). Noise pollution. Salford Council already admit that noise will be an issue on this site due to its proximity to Leigh Road.</p> <p>4. Ecology: Alderwood which forms part of this site provides a quiet rural environment in what is generally an urban area. This development could have a serious affect on the woods.</p> <p>5. Greenbelt: Greenbelt was designated in the first place to protect it from development the loss of which would have a detrimental affect on the surrounding areas. Green belt should remain a natural buffer between built up areas providing some natural space for local people. Regard should be had for public rights of way which give people access to a small piece of countryside in an urban area.</p> <p>6. Public Transport: Worsley and Boothstown is badly provided for in terms of public transport with only one main route into Manchester along the East Lancashire Road but this is mainly oversubscribed from Leigh and Wigan. Bus services from/through Boothstown have been seriously curtailed in recent years making access to doctors surgeries, hospitals, shops and schools extremely difficult.</p>

	<p>7. Schools: Local schools are all oversubscribed meaning that children will have to travel greater distances to both primary and secondary schools adding further to congestion.</p> <p>8. Heritage: This site is in close proximity to many heritage assets and the RHS Bridgewater Gardens. This development could significantly harm the setting of these heritage assets.</p> <p>9. General infrastructure: As mentioned lack of suitable road network, access to most other services (Shops, Doctors, Chemists and hospitals). Access will be from Occupation Road (adjacent to the RHS) adding further strain to Leigh Road. Is there adequate access to main sewers without overloading existing sewers (already flood problems in the area)?</p> <p>10. This site should be removed from the Greater Manchester plan (Places for Everyone) priority should instead be given those sites which do not have the constraints of this site. Greenbelt or Green Field sites should not be built on until all brown field sites have been exhausted.</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>The site should be removed from the greater Manchester plan.</p> <p>However as a minimum the number of houses should be vastly reduced, the playing field next to Boothstown Marina should be retained along with other green areas across the site.</p> <p>The playing field next to the marina was gifted to the council for use by the residents of Boothstown. Building houses on it does not meet the obligations of the gift nor does it support the health and well-being of Boothstown residents. The field is frequently on a daily basis for dog walking, picnics and play games such as football.</p>