

<b>Family Name</b>	Yarwood
<b>Given Name</b>	Lynn
<b>Person ID</b>	1286994
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Family Name</b>	Yarwood
<b>Given Name</b>	Lynn
<b>Person ID</b>	1286994
<b>Title</b>	JPA 35: North of Mosley Common
<b>Type</b>	Web
<b>Soundness - Positively prepared?</b>	Unsound
<b>Soundness - Justified?</b>	Unsound
<b>Soundness - Consistent with national policy?</b>	NA
<b>Soundness - Effective?</b>	NA
<b>Compliance - Legally compliant?</b>	NA
<b>Compliance - In accordance with the Duty to Cooperate?</b>	NA
<b>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.</b>	<p>My objections to this plan come from an understanding of the lived experience as a resident of this area. The current facilities and roadways are not sufficient to support the current cohort of local residents, without significantly increasing this number further. Although the Parr Bridge retail park development has brought a local amenity of a much-needed local shop as well as an extended nursery, development plans have not included additional facilities such as GPs or schools.</p> <p>The current plan estimates around 1100 houses, with an estimate of 1400 cars. This seems grossly inaccurate and on the lower end, as the majority of homes in the area, including those built in the recent developments around Parr Bridge, are at least 2 car households, with several being significantly more with the number of adult children remaining at home whilst they struggle to get onto the property ladder. Although the Places for Everyone is billed as a remedy to this situation, the previous developments have not been suitable for first-time buyers due to their cost. The Mosely Common junction of the East Lancs is already over its operating capacity, and there are no suggestions of improvements to this to address these issues. Further, one of the access roads proposed is Wellington Drive - a road which was designed and built to serve the approx 40 houses on the current estate - Mosely Park - and is often considered to be too narrow from the traffic for these, as the number of cars has increased due to the age of the residents' children. Any additional traffic to this road would increase issues and risks for traffic, and also to an area where the younger resident children play. No changes have been proposed to this road or the junction to make these safer. Mort Lane is also an area where significant issues are created for traffic with regular flooding. This road is used as the main access for Walkden and Bolton areas, so additional traffic should be expected in this area, and no improvements have been suggested to this road.</p>

	<p>Additionally, prior to the pandemic, the busway service was significantly oversubscribed, and at peak times it was possible for numerous buses to drive past the Mosley Common stop as there is no further space on the vehicles to safely convey passengers. This would force more people to use the roads to access the different park and ride facilities which are not overly close to the proposed developments and there are no suggestions that further services will be provided by the bus company despite a significant increase in demands. Although demand for buses has decreased throughout the pandemic, it is questionable as to whether this will continue as we continue in the process of "returning to normal". Despite a decrease in the number of people using the buses and also a decrease in traffic, there has been a significant number of delays to buses during the pandemic, or advertised services being removed last minute. Before proposing an additional 3,000+ residents (calculated from an average of three people living per house in 3-4 bedroom homes as have been built in similar developments in the area), improvements should be made to this infrastructure to ensure it is working.</p>
<p><b>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.</b></p>	<p>Consideration must be made to the roadways which serve the area, namely Sale Lane, Mort Lane, and Wellington Drive, with improvements to be made to these streets to handle the additional traffic and pedestrians, ensuring that all these areas are safe for all users. One such consideration should be the placement of double yellow lines around the Sale Lane busway stop area, to prevent nuisance parking which creates additional issues with crowding and visibility at the crest of the Sale Lane Hill. It should also be considered as to whether the turn right filter lane can be extended or the road made two lanes on the approach to Tyldesley. Mort Lane drainage and flood prevention needs to be improved to ensure that the road remains useable, and the 40mph speed limit section should be reduced to 30 with the pavements improved, extended, and cleared of the brambles and brush. Wellington Drive should be widened, with the Mosley Park Wall and fence removed and the pavement moved back onto the grassed area, to widen the turn section. It may also be worth considering removing the sections of pavements which cause the turn on Sale Lane to be narrow, and replanning this section.</p> <p>Additionally, works should be considered to improve the Mosley Common Junction on the East Lancs road, making this suitable for the current and additional road user needs.</p> <p>Work should be undertaken with bus companies to provide additional services on the busway buses to ensure good access to public transport in the area. Additionally, it should be considered whether a park and ride car park can be added to the development to ensure that residents in the area have a safe place to park which does not inconvenience other residents and road users.</p> <p>Additional services should be added to the plans for the developments, whether as extensions to the Parr Bridge Business Park or separately. These should include GP services, a pharmacy, dental practice, etc. Further, plans should be made and publicized to ensure residents understand that work has been done to accommodate additional children in local schools rather than adding additional pressure to bus services or school-run traffic to bring children to schools out of the local area.</p> <p>Further, plans should be made to ensure that some local and accessible green space is provided to residents, including adding a park for children to the developments as there are no such facilities within walking distance for the current residents or for new residents in the area.</p>