

Family Name	Beck
Given Name	Chris
Person ID	1286615
Title	Stakeholder Submission
Type	Web
Family Name	Beck
Given Name	Chris
Person ID	1286615
Title	JPA 35: North of Mosley Common
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	NA
Soundness - Effective?	NA
Compliance - Legally compliant?	NA
Compliance - In accordance with the Duty to Cooperate?	NA
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>The proposed development is on Green Belt land which is meant to prevent sprawling estates developing and prevent neighbouring towns from merging, which would be the case with Salford and Wigan. The greenbelt land proposed for development is beautiful and treated with pride by local residents who use the area to walk their dogs and get some fresh air and exercise.</p> <p>There has already been significant local development at Garrett Hall and Bridgewater View with no addition to local services such as GP surgery.</p> <p>The existing bus services are already full at peak times and no improvement to this is proposed.</p> <p>Access to the proposed development will pass through the already heavily burdened A577 and Mort Lane and the quiet (dead end road) Wellington Drive estate. This change would cause significant issues for local residents, effectively overcrowding roads that are not designed to cope with such footfall, noting that many households have more than one vehicle, this would have significant impact. Wellington Drive is unsuitable for use as a main entry point to the proposed development as the housing and road was not designed to become a busy road, the existing speed bump at the junction of Wellington Drive and Bank House close already creates noise for residents. It is currently a quiet family estate and in 2015 was named the most desirable place to live and raise a family in the region, this is something the residents are proud of and would be severely impacted by the proposed development.</p> <p>As a resident of REDACTED TEXT I am extremely concerned at the potential impact the use of the Wellington Drive as an entrance would have to our home and our family. We would suffer from increased noise pollution, excess vehicles and parked cars creating an unsafe environment for our Children, increase in Crime to an area already desirable to criminal acts, devaluing our property and making our home and surrounding areas feel less safe and comfortable.</p>

Places for Everyone Representation 2021

Mort Lane, Mosley Common Road and surrounding areas are already struggling with Traffic at peak times, especially when there is an accident on the A577 or the local motorway network, adding additional road users would increase traffic, and would create traffic jams on access roads outside of peoples homes.

There is a primary school crossing on the A577 at Mosley Common, which is already in a busy position, additional vehicles and traffic would increase the risk to Children and those using it.

The development would undoubtedly attract more families with Children of school age, the current infrastructure would additional pressure on a already oversubscribed school system.