

Places for Everyone Representation 2021

<b>Family Name</b>	Evans
<b>Given Name</b>	Meriel
<b>Person ID</b>	1285955
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Family Name</b>	Evans
<b>Given Name</b>	Meriel
<b>Person ID</b>	1285955
<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>	Unsound
<b>Soundness - Effective?</b>	Unsound
<b>Compliance - Legally compliant?</b>	NA
<b>Compliance - In accordance with the Duty to Cooperate?</b>	No
<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>To whom it may Concern</p> <p>I feel the need to put fingers to keyboard over this matter as I love the green spaces in the area in which I live. I bought a house, one of the many already for sale in the area, ten years ago. This house had been on the market for at least 3 years like a lot of the others in the area.</p> <p>I look out on the common to the front and a lovely greenbelt field to the rear with wildlife and trees and most importantly SPACE! This I am immensely grateful for and is one of the reasons I chose the area.</p> <p>For 34 years I lived in London and in that time have seen it change into a completely different area from that of which I grew up. The ever increasing concrete jungle taking over any small area of empty land or green space. The converting of houses meant for families in to single room lettings. More and more people looking out for themselves rather than the community around them.</p> <p>The buy to let culture means people are losing out on getting a home of their own to invest in. Why bother with the area you are in if it is not a longterm place of residence. I fear that with the building of all these new homes this culture will start here. Just looking at the flats and houses in the area already several are to let rather than to buy. Are you going to ensure if our precious greenbelt land is built on that these landlords are not going to buy up these properties to Let putting money into their pockets and not the area. The idea surely is to help people onto the property market. The six plus sites already being built in the area are advertised with starting prices of £200,000 plus. Not very affordable for the first time buyer?</p>

Please come and spend a morning here and see how busy the traffic already is with the number of cars we already have! If I leave for work anywhere between 7 and 8 am a five minute journey to the motorway can be up to an hour. If there is an accident anywhere between the motorway and the surrounding areas this can extend greatly. We are struggling at the moment imagine adding another thousand homes which would equal around two thousand cars to the area at rush hour. Most of which are attempting to access the TWO roads leading to the M60.

Manchester is already in the mist of an environmental problem with the amount of emissions being recorded as higher than other parts of the country. Adding to an already concentrated area of emissions is in no way going to improve this. Additionally removing the trees and plants that help reduce the carbon dioxide emission levels will in turn increase this problem.

I totally understand that people need homes as we are an ever expanding population but please consider the areas. The bus route is already overcrowded at peak times and there is talk of having to put on more buses. Not every one who lives or will live here will be able to use the bus route to get to work or other daily activities.

Finally I feel the need to point out who owns Hurst Farm at Mosley Common. Peel holdings seem to have a monopoly on the land in the area and have already gained income from other building sites not far away. They bought the farm over five years ago from the CO-OP. Now call me a cynical but why would a company that builds on everything have use for a piece of greenbelt land? Have they found their environmental caring side? I think not, they must have known this was coming when they bought the land.

A council that supposedly has our best interests at heart are more interested in the money that can be handed out by the big companies than the people who have elected them. It has been and will always be this way I realise that money and power will always get you what you want in this world. This is why the public will never win these battles. Even so we have to try.

Please do not remove the lovely green land we still have up here. I draw your attention to the guidance below.

#### Planing Practice Guidance

##### Protecting Greenbelt land

80 Green Belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

We are not London, We are better than that.

REDACTED TEXT

**Redacted modification - Please set out the modification(s) you consider necessary to make this section of the**

I unfortunately cannot think of anything that would make this plan work. Possibly an over pass to the motor way, Two new Schools and three new doctors and several of the new carbon dioxide extraction machines. (yes I am being sarcastic)

**plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.**