

Family Name	Fawcett
Given Name	Michael
Person ID	1286909
Title	Stakeholder Submission
Type	Web
Family Name	Fawcett
Given Name	Michael
Person ID	1286909
Title	JPA 8: Seedfield
Type	Web
Soundness - Positively prepared?	NA
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	NA
Soundness - Effective?	Unsound
Compliance - Legally compliant?	NA
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>The Plan fails to comply with a duty to cooperate as it does not provide adequate details of access to the proposed allocation.</p> <p>Neither the Plan nor the Map of the Site give any indication to the "appropriate access to the allocation".</p> <p>The Plan is unsound as there is no adequate access to the proposed allocation.</p> <p>Access to and from the A56 via Arley Avenue or via The Drive is not possible due to the current housing built along these routes.</p> <p>Parkinson Street is simply too small to facilitate the increased traffic flow that 140 new households would create.</p> <p>Parkinson Street can often be filled with parked cars on both sides of the road as visitors frequent the long established and vital community service activities provided by both St John's Church Hall and Seedfield Bowling Club. Congestion at the crossroads of Parkinson Street and Seedfield Road is common place and there are many instances where parking overflows into the adjacent streets making existing residential parking difficult.</p> <p>The proposal to build 140 properties on this allocation, many of which will house 2 car families will increase the volume of traffic on Parkinson Street to an unacceptable level as people travel to from work, take children to and from school, travel to the nearest shop, travel to and from Bury centre etc.. Some will even commute further afield, perhaps to Manchester, using the motorway links at the top of Bass lane.</p> <p>The need for parking for St John's Church Hall and Seedfield Bowling Club will make access to the 140 properties difficult, if not impossible, for the larger public transport vehicles.</p>

The Plans suggestion of "Active travel links to Burrs Country Park" is unclear. If this provides access by car, then this opens up a new access to the Park via the A56 and will greatly increase the volume of traffic down Parkinson Street.

Even if "Active travel links to Burrs Country Park" is limited, we could still see an increase in traffic flow down Parkinson Street from the A56 as visitors to the Burrs Country Park use the new estate as a Carpark!

Sink holes appearing at the top of Parkinson Street in recent years also suggest the road structure is inadequate for an increased volume of Traffic or the use of larger Public Transport Vehicles.

An increase in traffic congestion along Parkinson Street for prolonged periods will increase air pollution and affect the health of local residents.

The Plan fails to comply with a duty to cooperate as it does not indicate that nearly half of the allocated land is Green recreational area enjoyed by existing local residents of Seedfield and Limefield Areas.

The Map of the Site fails to show that all the allocation North of the Seedfield Centre is currently green land. This fails to comply with a duty to cooperate and could be seen as a deliberate attempt to mislead.

Furthermore, the Plan is unsound as it puts the needs of new residents above those of existing residents

Whilst Note 6 states

"Retain and enhance and/or replace existing recreation facilities to meet the needs of the prospective residents"□

The Map of the Site fails to show that all the allocation North of the Seedfield Centre is currently green land, used for football pitches and other recreational purposes enjoyed by the existing residents of the Seedfield and Limefield Areas. This suggests that any retained or enhanced recreational area would be exclusive to prospective residents at the exclusion of the existing residents. The Plan fails to provide space for future sport, leisure and recreational activities required for the physical and mental health and well-being of existing residents.

The Plan is unsound as it increases air pollution and increased travel into Greater Manchester

Previously mentioned□.

"Some will even commute further afield, perhaps to Manchester, using the motorway links at the top of Bass lane"□

The Plan accommodates approximately 25% affordable housing.. meaning 75% of the properties may be taken up by more affluent people who may commute to Manchester before returning home to the very attractive sanctuary of the Burrs Country Park thus increasing the carbon footprint and local air pollution in the process whilst providing little for the local infrastructure of Bury.

The Plan is unsound as it does not include any provision for schooling.

Local primary schools are already full and cannot accommodate the inevitable influx of school children that would be created by the building of 140 households.

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

The above Plan to facilitate housing on this Allocation is not possible due to access, recreational and air pollution issues.

The Plan could be revised to demolish the existing Seedfield centre, increase the wildlife corridor and green infrastructure to the West and South, joining up with the Burrs Country park.

Continue with the active travel links to the Burrs to provide a cycleway from Walmersley across the Irwell, a much needed alternative to Peel Way or Angouleme Way providing safer routes when cycling to work towards Bolton.

**you have identified
above.**