

Family Name	Griffin
Given Name	Elizabeth
Person ID	1286356
Title	Stakeholder Submission
Type	Web
Family Name	Griffin
Given Name	Elizabeth
Person ID	1286356
Title	JPA 26: Land at Hazelhurst Farm
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>I am writing as a Hazelhurst resident to object strongly to planning application on Hazelhurst Farm for the following reasons.</p> <p>It is inconsistent with National Planning Policy Framework:</p> <p>I. INADEQUATE ENVIRONMENTAL CONSTRAINT: NPPF now states that the target level of housing development within the plans should be capped in line with the capacity of brown field sites to accommodate it, to protect and enhance greenbelt. The current plans significantly exceed this capacity; resulting in the permanent destruction of greenbelt.</p> <p>II. NON-EXCEPTIONAL CIRCUMSTANCE: NPPF states that greenbelt is to be protected and requires exceptional circumstances to be built on. There is nothing exceptional about the plans to build on unspoilt land to meet their current housing target. The council's adoption of the self imposed Core Housing Strategy cannot be considered to be an exceptional set of circumstances, but is merely part of their scheduled housing building policy plan.</p> <p>III. PRIORITISATION OF GREENBELT OVER BROWN FIELD: NPPF states that brown field sites are to be prioritised over the development of green field and greenbelt, but these plans offer up greenbelt in advance. The greenbelt allocated for housing has also been selected in favour of all of the other available brown field land from across the region.</p> <p>IV. LOSS OF COMMUNITY IDENTITY: NPPF states that merging of communities is to be prevented, yet development of these greenbelt sites will lose the individual identities currently held between the areas in which they are located. If they are to house over 400 new properties as suggested, the urban sprawl will knit areas together resulting in a loss of individual community identity.</p> <p>V. LACK OF INFRASTRUCTURE: NPPF states that infrastructure must come first, yet the outline ideas to provide infrastructure are neither in place or</p>

time-lined in advance of the proposed developments. There are currently no plans whatsoever to develop new healthcare with these massive scale extensions of population. At best there is only marginal attempt to set aside land for education, but there is no schedule of timed completion and no consideration for who would build a school on this land. In all probability, this would not be progressed and would then be turned into yet more housing for any already over stretched population

2. Inconsistent with Development Plan Policies:

I. LACK OF AFFORDABLE HOUSING: The need for large scale affordable housing and single owner properties will not be fulfilled by developing on sites on greenbelt land in semi-rural areas, but on the renewal of brown field land in areas in need of urban regeneration and investment. For example the houses built on Hazelhurst Farm will command property values starting way above affordable housing prices. This is in no way part of a plan which prioritises the progression of affordable housing. The small percentage set aside for affordable housing within these premium area developments only scratches the surface of the problem and in no way alleviates the real issue in the way that true urban regeneration should.

3. Negative Impact on Highway Safety and Traffic:

I. COMPROMISING ON SAFETY: The roads surrounding the site are consistently congested, adding over 400 extra houses which all need to utilise these same stretches of road will cause daily gridlock and increase serious accidents within this over burdened area. The local infrastructure just cannot cope with this influx of cars.

II. INABILITY TO COPE WITH TRAFFIC: The East Lancs Road and Worsley Road which will serve as access roads to the site are both bottlenecks in the local area. Therefore the ability of the site to accommodate over 400 extra houses must be limited in line with the ability to deliver proper infrastructure to serve them.

III. POLLUTION: The stretch of the East Lancs Road where this site is is already one of the most polluted roads in the UK, adding possibly up to another 800 cars to this stretch daily will be a serious environmental issue.

4. Lack of Conservation of the Natural Environment:

I. DESTRUCTION OF HABITATS: The above site is host to crested newts, different species of bats, owls, hawks, badgers and a huge array of wildlife that will perish as a result of the proposed development.

II. ISOLATION OF WILDLIFE: Hazelhurst Farm provides greenbelt which allows the wildlife migratory and residential access across the region. The destruction of the greenbelt site will lead to their isolation, hemmed in by the proposed housing, leading to their permanent demise from the area.

III. REMOVAL OF COMMUNITY ENGAGEMENT WITH COUNTRYSIDE: Hazelhurst Farm is used both as working agricultural land and for leisure purposes. There is a public footpath through the field for the local community to use and engage with the countryside.

5. Negative Effect on the Landscape:

I. DESTRUCTION OF NATURAL VIEWS: Hazelhurst Farm is an integral part of the landscape and provides views of the natural landscape. If developed on, this connection local people have with their natural environment will be lost forever.

II. FLOODING: Hazelhurst is prone to flooding, building on Hazelhurst Farm will increase this risk as there will be a huge loss of natural drainage.

On these and other grounds, we sincerely hope that you are able to act on our behalf and reject the progression of this greenbelt site within the development proposals.

<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>To build the planned development on brown field sites in areas which can provide true urban regeneration and be able to meet affordable housing targets.</p>
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