

<b>Family Name</b>	Hanmer
<b>Given Name</b>	Mike
<b>Person ID</b>	1286034
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Family Name</b>	Hanmer
<b>Given Name</b>	Mike
<b>Person ID</b>	1286034
<b>Title</b>	JPA 26: Land at Hazelhurst Farm
<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>	No
<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>1. Traffic: only three possible points of access - off various cul de sacs from Hazelhurst Road, off Richmond Drive via service road alongside East Lancashire Road, Partington Street and directly off the East Lancashire Road near to M61 slip road.</p> <p>2. Congestion: 400 hundred houses could mean up to 800 extra vehicles using Hazelhurst Road (already unsuitable for additional vehicles), access to and from the East Lancashire Road, access to Worsley Road (already heavily congested).</p> <p>3. Pollution: Atmospheric pollution from queuing vehicles from the motorway and the East Lancashire Road (already one of the worst in Europe). Noise pollution.</p> <p>4. Ecology: Nature conservation the land includes and is adjacent to areas of biological importance/Worsley Woods all of which could be adversely impacted by the development of a large number of houses.</p> <p>5. Greenbelt: Greenbelt was designated in the first place to protect it from development the loss of which would have a detrimental affect on the surrounding areas. Green belt should remain a natural buffer between built up areas providing some natural space for local people. Regard should be had for public rights of way which give people access to a small piece of countryside in an urban area.</p> <p>6. Public Transport: Worsley is badly provided for in terms of public transport with only one main route into Manchester along the East Lancashire Road but this is mainly oversubscribed from Leigh and Wigan. There are no bus services along Hazelhurst Road making access to doctors surgeries, hospitals, shops and schools extremely difficult.</p> <p>7. Schools: Although it is suggested that a new primary school could be built as part of the development (subject to funding) it would have added</p>

	<p>implications from those travelling from a wider area to the school in relation to further local congestion.</p> <p>8. General infrastructure: As mentioned lack of suitable road network, access to the site, access to most other services (Shops, Doctors, Chemists and hospitals) Is there adequate access to main sewers without overloading existing sewers (already flood problems in the area).</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>This site should be removed from the Greater Manchester plan (Places for Everyone) but priority should instead be given those sites which do not have the constraints of Hazelhurst Farm. Greenbelt or Green Field sites should not be built on until all brown field sites have been exhausted.</p>