

Places for Everyone Representation 2021

Family Name	Jefferys
Given Name	Haylea
Person ID	1278208
Title	Stakeholder Submission
Type	Web
Include files	HayleaJefferys.pdf HayleaJefferys3.pdf HayleaJefferys2.pdf
Family Name	Jefferys
Given Name	Haylea
Person ID	1278208
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?	NA
Compliance - In accordance with the Duty to Cooperate?	NA
Family Name	Jefferys
Given Name	Haylea
Person ID	1278208
Title	JPA 27: Land East of Boothstown
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Unsound
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,	I want to express my absolute objection to the plans for building 300 houses on Leigh road Boothstown. I recently moved to the area solely due to the fact that it a green area which is not too far from the city of Manchester. It is the greenbelt which makes it

is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

so special here and for this to be eroded will completely de-value the area for me, given there are minimal amenities here already!

It is already an area with terrible transport links - I currently have to walk 25 minutes to get to the bus to get to work , and the first few busses are always full! This is already unacceptable for an area so close to the UK's second city. And it's already an area which has pollution issues and this will only get worse if you put even more people in the area!

My main concerns are as follows:

1. Poor public transport links- the transport links in Boothstown are already really bad. I have to walk 25 minutes to get to the bus stop on and then when I get there I am often unable to get onto the bus as it's full!! By building more houses this problem will only compound the problem of not enough public transport links and routes for people.

2. Worsening of the already terrible Traffic: Heavy traffic along Leigh Road (A572) already at maximum capacity with no future plan agreed to resolve existing problems.

3. Congestion: All surrounding Roads to Leigh Road and this proposed development namely, Ellenbrook Road, Walkden Road, Worsley Road and Barton Road will be further impacted by the proposed 300 houses adding up to 600 extra cars. Problems have already been encountered with the additional traffic to and from RHS. These roads are already overloaded.

4. Pollution: Atmospheric pollution from queuing vehicles along Leigh Road and from the motorway which is already one of the worst in Europe). Noise pollution. Salford Council already admit that noise will be an issue on this site due to its proximity to Leigh Road.

5. Ecology: Alderwood which forms part of this site provides a quiet rural environment in what is generally an urban area. This development could have a serious affect on the woods.

6. 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.

7. Public Transport: Worsley and Boothstown 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. Bus services from/through Boothstown have been seriously curtailed in recent years making access to doctors surgeries, hospitals, shops and schools extremely difficult.

8. Schools: Local schools are all oversubscribed meaning that children will have to travel greater distances to both primary and secondary schools adding further to congestion.

9. Heritage: This site is in close proximity to many heritage assets and the RHS Bridgewater Gardens. This development could significantly harm the setting of these heritage assets.

10. General infrastructure: As mentioned lack of suitable road network, access to most other services (Shops, Doctors, Chemists and hospitals). Access will be from Occupation Road (adjacent to the RHS) adding further strain to Leigh Road. Is there adequate access to main sewers without overloading existing sewers (already flood problems in the area)?

11. Lack of amenities, there are few leisure and hospitality venues in the area already , and the few restaurants or pubs that are here are already overcrowded and difficult to get into. More people means less to go around

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	<p>12. This site should be removed from the Greater Manchester plan (Places for Everyone) priority should instead be given those sites which do not have the constraints of this site. Greenbelt or Green Field sites should not be built on until all brown field sites have been exhausted.</p> <p>I urge the council to stop these plans or residents such as myself and my neighbors and family will be severely impacted and will face more issues with our mental health, health and wellbeing</p> <p>Kind regards</p> <p>REDACTED TEXT</p>
<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>Do not build on our green belt, find other areas. We need more investment in our infrastructure before more housing is built, it's already one of the most deprived areas in the country!</p>
<p>Family Name</p>	<p>Jefferys</p>
<p>Given Name</p>	<p>Haylea</p>
<p>Person ID</p>	<p>1278208</p>
<p>Title</p>	<p>JPA 35: North of Mosley Common</p>
<p>Type</p>	<p>Web</p>
<p>Soundness - Positively prepared?</p>	<p>Unsound</p>
<p>Soundness - Justified?</p>	<p>Unsound</p>
<p>Soundness - Consistent with national policy?</p>	<p>Unsound</p>
<p>Soundness - Effective?</p>	<p>Unsound</p>
<p>Compliance - Legally compliant?</p>	<p>NA</p>
<p>Compliance - In accordance with the Duty to Cooperate?</p>	<p>NA</p>
<p>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>	<p>The area is already suffering from pollution and bad air quality due to busy motorways and dual carriageways..it is also very congested on the roads and a huge lack of public transport and amenities in the area. By putting more people into the mix and destroying our gorgeous green belt the problem will worsen even more. Our nature makes us happy and provides vital space for animals and insects which helps our climate. I whole heartedly disagree with this area being cleared for housing.</p>
<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</p>	<p>Do not build on the greenbelt</p>

**of any legal compliance
or soundness matters
you have identified
above.**