

Family Name	Lewin
Given Name	Michael
Person ID	1286487
Title	Stakeholder Submission
Type	Web
Family Name	Lewin
Given Name	Michael
Person ID	1286487
Title	JPA 35: North of Mosley Common
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>Infrastructure - MORT LANE</p> <p>Mort lane regularly floods during winter or any time with intense rainfall this regularly causes the road to be unsurpassable or slows traffic to a crawl.</p> <p>This cuts off or severely delays the nearest motorway access near little Hulton and means increased traffic down already stretched routes down mort lane heading to east lancs and motorway access via Worsley roundabout</p> <p>Mort Lane - currently even with reduced traffic due to many people still working from home still has tailback traffic heading down towards Mosley common/East Lancs/ Worsley motorway access, every morning tailbacks from 8am</p> <p>And this is even worse in afternoon from 3pm until 5.30</p> <p>Your main access to the site is on mort lane the only other access the same side as the bus route is less than a quarter miles away close to mostly common road this will have severe implications whilst building, but also once 1100 houses are filled, assuming the average house is now 3 bedrooms or more this is potentially an almost instant increase of between 1100-2000 thousand cars using these roads each morning, once the children of these new neighbours reach driving age then this could reach 3000 cars or more, Mort Lane and the surrounding roads simply cannot cope with this increase. There are already 100s of houses being built or recently finished on the Bellway and Red Row sites off Sale Lane/Mosley common road these border the proposed land the stretch on public services and infrastructure is already stretched to breaking point. A further increase of 1100 houses can only have a negative impact here.</p> <p>Public services</p>

Who will be the doctors , dentists, police and fire services and schools for all these new houses and their residents

Sewage Management

Can our victorian Sewers really cope with 1100 new houses. Considering the flooding on mort lane there are clear water management and sewage issues here.

Loss of green space

There is lots of talk about protecting our green spaces - this proposal of extreme urbanisation directly contradicts this idea. This is a major loss of green space which nicely separates Mosley common Tyldesley and Little Hulton and neighbours of all those areas like to walk along or at least view this natural habitat on a daily basis. Via the guided bus route walkways.

Why not take the climate crisis by the horns and dedicate this land to planting trees and encouraging wildlife and carbon storage - instead we advertise saving our green areas with one hand and this website but instead prioritise building on green belt. Surprise surprise peel aren't interested in planting trees.

Loss of trees and oxygen producing green space.

Some of this land is boggy land which has been proven to lock in more carbon than trees and will cease to do this and worse its carbon that is locked in will be released into the atmosphere and water management is put in place and the ground dries out. This simply cannot be replaced by planting small trees in gardens and sectioning off land as football fields.

The pandemic - during the lockdowns of the pandemic it was these green spaces where people found to exercise at a safe distance or find peace and tranquility on a brief escape from the house to calm the stresses of the current situation.

This area of somewhat untamed land is a wash with wildlife Trees flowers birds and insects and importantly bees. These simply cannot move on to a football field.

Pollution

Increased air pollution due to loss of green space

carbon emitted from 1100 new homes and up to 3000 cars

also increased sitting traffic produced emissions due to traffic build up on mort lane and surrounding roads

Light pollution-

Empty green space produces no light pollution

1100 houses will produce a massive amount this will disturb the surviving local wildlife.

Noise pollution

Sitting traffic rumble - and general increase of urban human noise. When one thinks of peace and quiet we aren't thinking of 1100 houses very few trees and total loss of wildlife.

There are protected and endangered species Great Crested Newts living less than 100 metres away in the ponds behind Highcrest grove on the wildlife trusts land. Newts live on land for large sections of their lives and are known to travel up to 500 metres from their breeding pond. They are found naturally reproducing nearby to the proposed site. Therefore I propose all waterways ponds and streams within the proposed site should be checked for Great crested Newts as these Newts may have migrated. Or may choose to migrate in the future, this potential loss of habitat could have a massive impact on the survival of this species.

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.

The priority should be on re wilding, and increased foliage of this land to further increase the effect of the green environment on humans reducing carbon emissions and wildlife.

There needs to be a massive reduction in the number of houses to be built and the amount of land swallowed up by this project for houses alone vastly reduced. There is a clear theme of greed every time peel is involved in these projects. The building of modern houses with reduced garden sizes to fit more houses on the plots this reduces the possibility of modern houses supporting full sized trees and therefore makes any conciliatory planting of substantial sized trees in gardens of these new homes impossible. This has to stop. Large sections of this site should be designated green areas and planting of trees and the saving of the existing trees to preserve some of the existing ecosystem. Yes the argument is that more houses need to be built in the uk but there is plenty of brown belt land that can be built on, however peel prefer the increased profits by building on what's considered nicer areas and green belt again this needs to stop!

Any waterways ponds/wetland be checked for Great crested newts, these creatures should not be disturbed. New ponds should be included in the proposed site with a clear green route for Migrating Newts to travel between the proposed site and the ponds nearby highcrest grove.

Mort lane/Mosley common road cannot be widened - so again the number of house built must be reduced.

Mort lane - flooding issues must be addressed and resolved once and for all - the digging up of the existing road re sizing of the pipes involved or raising of the road itself must be completed as the council regularly attempt cheap short term fixes which prove a failure every winter and with global warming are getting worse.

Modern water and sewage management is needed to be installed.