

Family Name	Madden
Given Name	Neil
Person ID	1286986
Title	Stakeholder Submission
Type	Web
Family Name	Madden
Given Name	Neil
Person ID	1286986
Title	JPA 35: North of Mosley Common
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	NA
Soundness - Effective?	NA
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, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	<p>I understand the need for additional housing in the UK but as a local resident where there has already been considerable new houses built in recent years I am opposed to this additional , huge development which will be detrimental to the lives of the local people and damaging to our environment . My concerns are as follows :</p> <ul style="list-style-type: none"> -Traffic .The extra cars generated can not be supported by the road infrastructure. Even without the additional 1100 houses I cannot get on the East Lancs Road without hitting heavy traffic along Mort Lane and Mosley Common Road . The surrounding smaller, residential roads will be adversely affected as well as they become much busier and therefore more dangerous especially for children and older people. They were not built to support the level of traffic we have now and certainly not the extra traffic that will be generated in the Mosley Common and Ellenbrook area. It will also adversely impact Leigh Road, The A580 (East Lancs Road) , Bridgewater Road and the heavily congested Worsley Round about. These are already assessed as operating over capacity. - Overstretched Existing Facilities in the area are insufficient to support an additional 1100 households. The local schools and GP surgeries are already oversubscribed. - The Guided Bus Route service is already unable to accommodate the Mosley Common and Ellenbrook population. The buses are regularly full in the morning by the time they get to this area .The pressure of an extra 1100 households will cause severe problems for local people trying to get in to Manchester during the morning rush hours forcing more people to use their cars or taxis. -This flies in the face of the Green movement and the government"s aim to reduce cars on the road and reduce carbon emissions. My wife and son

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	<p>have asthma and they already struggle with air pollution in the area , this will only get worse with all the additional traffic the new development will generate.</p> <p>- Loss of green space in what was designated a green belt area causing loss of natural habitat for local wildlife .</p> <p>Walkers also use this area and it will be a big loss to local residents at a time when we are all being urged to get out and exercise more.</p> <p>- Damaging to the Environment. We are all being urged to look after our planet and prevent global warming, The construction of 1100 houses, the drain on resources and the added traffic would be hugely damaging.</p> <p>I am seriously concerned that commercial interests and Peel Holding"s interests are being served by this proposed development and not the needs and interests of the local people.</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>I would like to see the development shelved and greater use of brown sites by the council in order to meet housing needs.</p>
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<p>Given Name</p>	<p>Neil</p>
<p>Person ID</p>	<p>1286986</p>
<p>Title</p>	<p>JPA 36: Pocket Nook</p>
<p>Type</p>	<p>Web</p>