

Family Name	Price
Given Name	Catherine
Person ID	1287028
Title	Stakeholder Submission
Type	Web
Family Name	Price
Given Name	Catherine
Person ID	1287028
Title	JPA 9: Walshaw
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, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	<p>The purpose of the NPPF greenbelt protection is to prevent urban sprawl. Para 11.119, page 271 of PfE states of the Walshaw allocation, "This is an extensive area of land <input type="checkbox"/><input type="checkbox"/> set entirely within the existing urban area. The land is loosely bounded by the urban areas of Tottington to the north, Woolfold and Elton to the east Lowercroft to the south and Walshaw to the west." Filling in this green belt site will create an urban sprawl contrary to NPPF para 137 and para 138 a,b,c and e.</p> <p>There has been no evidence of the existence of exceptional circumstances to justify the alteration of the greenbelt boundaries to allow building on the Walshaw allocation as is required by the NPPF, para 140. Housing need is not an exceptional circumstance to justify the release of greenbelt.</p> <p>Places for Everyone proposes employment sites on the other side of the borough from Walshaw on the M66 Northern Gateway Corridor, necessitating travel by car as no direct public transport route exists or is proposed, thus increasing carbon emissions. Local transport hubs in Bury are only accessible from Walshaw by a car journey or an expensive, unreliable and infrequent bus service, again increasing carbon emissions. The proposed new link road at Walshaw will do nothing to alleviate congestion on the roads, simply transferring the problem from one place to another.</p> <p>For soundness -The Walshaw site only met one of the criteria for site selection, namely the most general and vague criteria, Criteria 7, land that would deliver significant local benefits by addressing a major local problem (Site Allocation Topic Paper JPA 9 Walshaw pg 8, para 5.4). The Walshaw allocation only meets 3 out of 10 of the broad objectives within Section 3 of the PfE plan (Site Allocation Topic Paper JPA 9 Walshaw pg 8, para 5.7) - these objectives can be fulfilled by other sites. There is too much emphasis on economic growth at the expense of mental and physical health of residents</p>

	<p>with the benefits of the greenbelt being underestimated. This is already in an area with limited green spaces.</p> <p>There are no provisions for an additional secondary school. The local school is already significantly oversubscribed.</p> <p>For transport Walshaw is not situated near to motorway junctions or to transport or employment hubs, requiring residents to travel across Bury to access them. The main roads already experience high pollution levels and this will make the situation worse. The local roads get easily congested and further concerns with safety of children crossing roads and also the increased pollution levels when walking to school.</p> <p>Greenbelt areas to be added will not provide any benefit for those within the Walshaw area, who will be experiencing increased urban sprawl and the environmental and mental health and health issues that brings.</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>Areas of greenbelt preserved in the Walshaw area and reducing the size of the houses/estates to be built. By significantly reducing the number of houses and spreading the new builds more fairly across the Bury area will ensure that pollution levels increase will not be as great and will not disproportionately affect the Walshaw area.</p> <p>The area proposed for the housing is an important part of the local community as provides that green space, even if just from a visual perspective, to improve mental health within the urban area. If that area is wholly constructed on there will be very little green space available for residents in the locality.</p> <p>The road network and congestion is a significant issue in this area of Bury as routes to Bury Bridge. No new internal roads will improve this congestion as the majority of vehicles will still all be heading in the same direction. There needs to be a full review of the public transport infrastructure in the area, limitations on the roads, increase use of speed camera, pedestrian and cycle areas (off main roads due to increase in pollution).</p> <p>The residents of Bury need to know that all brownfield sites have been utilised before building on greenbelt. This is not clearly shown or known in the area.</p>