

Family Name	Purdy
Given Name	Gareth
Person ID	1285683
Title	Stakeholder Submission
Type	Web
Family Name	Purdy
Given Name	Gareth
Person ID	1285683
Title	JPA 27: Land East of Boothstown
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	NA
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>I object to this proposal in the strongest possible terms - how could the GMCA have allowed this proposal to reach this stage when it is so utterly flawed?</p> <p>The land in question is a stunning and rare piece of greenbelt that forms the basis for the desirability of the Worsley and Boothstown areas.</p> <p>The area is used extensively by walkers and local residents, forms an important home for local animals and to build 300 luxury houses on this would be a criminal waste of such a rare green space, causing instant and irreversible damage to the local area. We walk the perimeter of these fields twice a day, every day and meet dozens of other walkers and dog walkers each day. All of us will lose access to this space to satisfy the Peel Holdings desire to profiteer from a parcel of land that they have acquired.</p> <p>We regularly see deer grazing on this very land (at least those that remain alive after the well-publicised and disgraceful killing of some of the deer population by a marksman at the behest of the RHS who were so eager "to protect shrubs and plants": as if there is any comparison), all of these deer will be displaced or killed by the construction proposed and by the loss of their land. In addition to the deer, we know that bats roost in existing buildings and structures included in this proposal and regularly see all manner of other animals: herons, voles and toads - some local residents also inform us that there are also newts in the vicinity. This environment exists here, in one of the largest metropolitan areas in the country - it is rare, unique and beautiful and to even consider building here, rather than on one of the many thousands of brownfield sites available in the Greater Manchester area is appalling.</p>

Visually, the area will be irreparably damaged and environmentally the proposal is contrary to every government sentiment to protect our greenbelt and its flora and fauna.

Then we reach the practicality element of my objection, and the element that should comprehensively block this proposal at source: traffic.

Leigh road is utterly gridlocked every single morning. The specific area of this gridlock is from the double roundabouts at the junction of the M60/Leigh Road all the way back to the centre of Boothstown. Thousands of cars pour through Boothstown every morning from the A580 and from Tyldesley and Leigh and all try to get to these roundabouts.

The nexus point of this traffic is precisely where the new houses are proposed - at the end of Occupation Road. The traffic was always bad - but has been made far worse by the introduction of traffic lights at the end of Occupation Road when the RHS was built. It was made even worse by the recent restructure of the roundabout linking to the M60 south - where a bizarre carriageway system has added confusion and numerous near misses since it was built last year.

Leigh road, from the end of Occupation Road to the two roundabouts is bordered by high, historic stone walls, which mean that the road cannot be widened, nor made able to carry higher volumes of traffic.

There will inevitably be the standard planning response of "we'll add cycle paths/pavements or extra bus routes", but these will categorically not reduce the traffic on this road - great in theory, utterly pointless in practice as the take-up is so low and to assume that the demographic targeted by these ultra-luxury homes will take the number 29 bus to work or ride a bike in the rain is naive in the extreme.

The idea of allowing houses to be built on one of the most congested roads in the area is laughably idiotic.

The construction of these houses will force hundreds of local residents to live through 10 years of construction (at a rate of 30 houses per year as proposed by Peel), 10 years of the visual impact of this construction, a complete block to the availability of incredibly accessible and level walking grounds, an unacceptable and pointless increase in what is already terrible traffic and a significant impact on the value of the houses along the eastern portion of Leigh Road and in the Falconwood Chase and Poynt Chase estates.

Who will compensate the homeowners who have worked and saved to buy these houses and where their value has been negatively impacted by an unforeseeable decision to build on previously protected greenbelt?

There is a large, well organised local opposition to these houses - nobody is happy that they are being built. The group have signed petitions, have written to local counsellors, MPs and the Mayor, have attended meetings and objected... and yet the proposal has reached this stage with no sign of having listened to the local residents. How is it possible that the planning process has been able to plough-on so belligerently with such scant respect for the local community?

I would ask the GMCA to use common sense and block any attempt to build on this land.

Redacted modification - Please set out the modification(s) you

Do not build on these specific portions of land, there is no excuse for it nor any way to make this palatable or in line with sound

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.

judgement or legal compliance in regard to the sacrifice of greenbelt and the damage to the local eco structure.

The RHS is a bad enough blight on the local landscape, it should not be a gateway to allowing massive construction next door.

To build anywhere else in Boothstown consider making the access to the town at the end of Chaddock Lane and at the A577 "access only" (protected by ANPR cameras and associated fines) to prevent the continued use of the town as a rat-run for commuters.