

<b>Family Name</b>	Raja
<b>Given Name</b>	Zahid
<b>Person ID</b>	1287533
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Family Name</b>	Raja
<b>Given Name</b>	Zahid
<b>Person ID</b>	1287533
<b>Title</b>	JPA 35: North of Mosley Common
<b>Type</b>	Web
<b>Soundness - Positively prepared?</b>	Unsound
<b>Soundness - Justified?</b>	Unsound
<b>Soundness - Consistent with national policy?</b>	Unsound
<b>Soundness - Effective?</b>	Unsound
<b>Compliance - Legally compliant?</b>	No
<b>Compliance - In accordance with the Duty to Cooperate?</b>	No
<b>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.</b>	<p>1. Proposed developments north of Mosley common combined with the proposed developments in Salford will cause Heavy traffic along Leigh Road (A572) already at maximum capacity with no future plan agreed to resolve existing problems. This development north of Mosley Common will further impede access to motorways.</p> <p>2. Congestion: There is already heavy traffic on Mosley common road due to the commercial development. This new proposal for houses will add even more congestion to the roads making it impossible for current residents to leave and get back home during the day.</p> <p>3. Pollution: Atmospheric pollution from queuing vehicles along Mosley common Road and from other surrounding roads is already one of the worst in Europe). Noise pollution. Searches conducted in preparation to purchase any new build on the redrow / eccleston estates demonstrate this.</p> <p>4. Ecology: If you look at the new Eccleston Homes Garrett Manor development as an example. The developer promised a public open green space in the plans that would be set up and maintained properly. If you compare what is currently present to the plans you can see that the council has been sold short.</p> <p>5. 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. This combined with developers not sticking to plans for public open spaces should raise concern.</p> <p>6. Public Transport: whilst the guided busway provides acceptable transport, it is often plagued with service disruptions. The area is badly provided for in terms of public transport with only one main route into Manchester along the</p>

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	<p>East Lancashire Road but this is mainly oversubscribed from Salford and Leigh. Bus services from/through Mosley Common have been seriously curtailed in recent years making access to doctors surgeries, hospitals, shops and schools extremely difficult.</p> <p>7. 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.</p> <p>8. Heritage: This site is in close proximity to many heritage assets. This development could significantly harm the setting of these heritage assets.</p> <p>9. General infrastructure: As mentioned lack of suitable road network, access to most other services (Doctors, Chemists, gyms, and hospitals). There are issues with soakaways and sewage on the Garret Manor eccleston Homes development which have not been addressed by the developer. Is there adequate access to main sewers without overloading existing sewers (already flood problems in the area)?</p>
<p><b>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.</b></p>	<p>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>