

Places for Everyone Representation 2021

Family Name	Ritson
Given Name	Carolyn
Person ID	1287029
Title	Stakeholder Submission
Type	Web
Family Name	Ritson
Given Name	Carolyn
Person ID	1287029
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>Traffic</p> <p>Based on the awful traffic situation in the area and the below points I would like to request that site allocation JPA35 be removed from the masterplan altogether, until such a point as the road infrastructure is improved to meet the demand.</p> <p>Other than the addition of the heavily trafficked East Lancs A580 road, the area around the site allocation is served by roads that are much in the same layout and size as they were in 1850. They have not been sufficiently re-architected to meet the current demands placed upon them</p> <p>Whilst it is appreciated that quantitative traffic surveys have or will be carried out, the qualitative experiences of residents reveal that using the road network around Mosley Common can be an extremely unpleasant experience. Journeys to the M60 junction 13 which should take only 8 minutes from Mosley Common can take over an hour at various parts of the day currently.</p> <p>The matter will be further worsened by the proposed site allocations of JPA27 "East of Boothstown" and JPA26 "Hazelhurst Farm" which will add a further 700 houses in the local area, all of which will be likely to utilize the same parts of the road network, namely the A580, J13 and J14 of the M60 and Leigh Road.</p> <p>The traffic will be further worsened by existing ongoing development of 170 houses at the Bellway Elements estate, as well as an additional 40 houses yet to be built at the Eccleston Homes Garrett Hall/Garret Manor estate.</p> <p>Speaking as a resident of the Boothstown/Mosley Common area, I can say that I am regularly deterred from leaving my house due to the sheer volume of traffic in the area, especially down Mosley Common Road, Mort Lane and down the historic Manchester Road through Tyldesley. This significantly and negatively impacts my quality of life.</p>

The use of Green Belt land over Brownfield sites

I propose that due to the high availability of brownfield sites, that allocating a large area of green belt land does not meet the test of "Soundness". Indeed I would state further that the test of "exceptional circumstances" which are required to remove greenbelt designation from land is not met.

This site should be removed from "Places For Everyone" and priority given to the brown field sites. The land is a greenbelt buffer between built up areas providing natural space for local people and of biological importance and will be adversely affected by the large number of houses proposed.