

Places for Everyone Representation 2021

Family Name	Stanton
Given Name	Tony
Person ID	1287629
Title	Stakeholder Submission
Type	Web
Family Name	Stanton
Given Name	Tony
Person ID	1287629
Title	JP-H 1 Scale Distribution and Phasing of New Housing Development
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.	See my comments on the Mosley Common section
Family Name	Stanton
Given Name	Tony
Person ID	1287629
Title	JP-H 4 Density of New Housing
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

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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.	See my comments on the Mosley Common section
Family Name	Stanton
Given Name	Tony
Person ID	1287629
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>The thought of building this number of houses in the are should be considered along with the amount of development already and currently approved and in progress and the effect this will have on road traffic and other infrastructure.</p> <p>The road systems in the area ie the Tyldesley/Astley ad Mosley Common areas have been overstretched for many years and the thought of adding so many vehicles in this phase and those which will be added with the current Garrett Hall developments will make traffic congestion and air pollution even worse to the point that they will affect quality of life and this level is unsustainable.</p> <p>The Mosley Common developments will by neccessity disgorge all their generated traffic onto Mort Lane and Mosley Common Rd because of the restrictions imposed by the adjacent Railway and Busway.</p> <p>To quote the existence of the Busway as a soultion is not consistent as the Busway only runs onto tthe East Lancs Rd and does not actually connect with any other transport systems. Therefore the Busway will only benefit those who work either in Manchester or along its route and most people will continue to commute by car.</p> <p>The road through to the M62 via Worsley is already gridlocked and not only will this development exacerbate this, again the effect of the associated proposed developments in Boothstown and Worsley will also make this particular traffic corridor impassible at peak periods. It can easliy take over an hour to crawl from the Astley area to the M62 in the morning and I shudder to think what the effect of adding over 3000 cars to this traffic jam will be.</p> <p>There is also increased flooding problems in the area which will also get even worse</p> <p>Finally as a volunteer wlk leader I am aware that continued building in the area is taking away the availability of nearby open areas for walking and</p>

	<p>other leisure activities. Again these developments will replace these green areas with housing. To quote this problem being ameliorated by saying that there is a football playing field in the area is a ridiculous thing to say, especially when you are proposing to flood the area with extra residents.</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>Reduce the scope of the developments DRAMATICALLY i.e. forget it there has already been enough expansion in the area.</p> <p>Major new road transport infrastructure and improvements are already overdue for the current population density.</p>