

Places for Everyone Representation 2021

Family Name	Troughton
Given Name	Irene
Person ID	1286012
Title	Stakeholder Submission
Type	Web
Family Name	Troughton
Given Name	Irene
Person ID	1286012
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>A further 1100 households in the proposed location will have a severely detrimental affect to the facilities and infrastructure of the area.</p> <ul style="list-style-type: none"> - The proposed access roads are not sufficiently large enough for the volume of traffic that will result from further houses - Wellington Road is only sufficient for the small number of households it currently serves. To widen it the existing green space used for children"s play and community will be sacrificed. - Sale Lane and Mort Lane are already extremely busy, particularly at morning and evening rush hour. Cars from any new households wishing to access the motorway network, will inevitably use Sale Lane adding to the existing traffic jams twice a day - Plans do not include any new schools, community or healthcare facilities which will result in the over subscription of existing facilities - National policy on Green Belts sets out five purposes of including land in the Green Belt which are to: <ul style="list-style-type: none"> ~check the unrestricted sprawl of built-up areas ~prevent neighbouring towns from merging ~assist in safeguarding countryside from encroachment ~preserve the setting and special character of historic towns ~assist urban regeneration by encouraging the recycling of derelict and other urban land. <p>The propose development clearly does not conform with these purposes. The proposed number of houses will result in an almost continuous sprawl of houses from Ellenbrook, Walkden, encompassing the housing already being built on Garrett Hall and Moseley Common. further houses will extend this area to Mort Lane, clearly an "unrestricted sprawl". The areas of Walkden,</p>

Tyldesley and Moseley Common will in effect merge into one large housing estate. The existing green areas currently provide a demarcation between areas as well as providing valuable areas of countryside resulting in health and community benefits. This is not urban or brownfield land which is being reused, it is green land that is currently used by existing residents for exercise and mental well-being.

- One of the main selling points of the new development will be its proximity to the Guided Busway. However, this service is already oversubscribed at rush hour. Prior to the pandemic, buses were often full when they reached Sale Lane from Leigh and in the evening they were full on reaching Chapel street. New residents will soon realise that they cannot guarantee being able to use the service to get to work and back and resort to using their cars. Resulting in even more traffic on the already jam packed Sale Lane.