

Family Name	Virtue
Given Name	Neill
Person ID	1287494
Title	Stakeholder Submission
Type	Web
Family Name	Virtue
Given Name	Neill
Person ID	1287494
Title	JPA 26: Land at Hazelhurst Farm
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>This proposal is not compliant with the National Planning Policy Framework in numerous ways namely ;</p> <p>8 b) Social objective -"to support strong, healthy and vibrant communities" This won't. This is already a very cohesive area with little in the way of anti social behaviour and serious crime . 400 - 450 new dwellings with possibly unsuitable types of housing provision will weaken not strengthen the community. The sheer scale of these proposals dictate this will almost certainly destroy local cohesion not enhance it. I reiterate that this fails straight away "to support strong, healthy and vibrant communities"- it does in fact the complete opposite.</p> <p>105)Noise and air pollution due the proximity of the East Lancashire Road and M60 motorway is already high. The extra spillage of a significant increase in car numbers onto surrounding roads can only mean this level of pollution is increased.</p> <p>104/105)Not consistent as there will be significant extra traffic coming onto Moorside Road, Worsley Road , Hazlehurst Road , East Lancashire Road and the surrounding network generally. The existing guided bus way service was already oversubscribed pre pandemic and public transport will only cater for a limited number of people anyway . The existing road networks particularly along Hazlehurst Road and increasingly Moorside Road are already congested with traffic. Traffic congestion in the South Swinton and Worsley areas is particularly acute anyway.</p> <p>138) This development is in complete contradiction of it"s stated policy on Green Belt as outlined in the five points in paragraph 138 as this proposal negates every single point. These fields are quite obviously a break in the urban sprawl that follows the East Lancashire Road, they clearly delineate Swinton and Worsley , they offer a buffer to the genuinely open countryside very close by, they help preserve Worsley"s identity and it"s maintenance</p>

	as such pushes developers to brownfield. There are brownfield sites nearby that offer significant housing opportunities that are not being considered.
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.	The removal of Hazlehurst Farm from this plan and a continuation of it's status as green belt.