

Places for Everyone Representation 2021

Family Name	Warburton
Given Name	Francesca
Person ID	1286808
Title	Stakeholder Submission
Type	Web
Family Name	Warburton
Given Name	Francesca
Person ID	1286808
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
Family Name	Warburton
Given Name	Francesca
Person ID	1286808
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>Infrastructure</p> <p>MORT LANE</p> <p>Flooding - Mort lane regularly floods during winter, or any time with intense rainfall this regularly causes the road to be unsurpassable or slows traffic to a crawl.</p> <p>This cuts off or severely delays the nearest motorway access near little Hulton and means increased traffic along already stretched routes, such as down mort lane heading to the East Lancs and motorway access via Worsley</p>

roundabout. The infrastructure of Tyldesley, Mosley common, Boothtown and Worsley cannot accommodate the current population and definitely the proposed thousands more houses on this and OTHER proposals, such as the houses to be built on Leigh Road, Worsley.

Traffic - Even though many people are still working from home due to the Covid-19 pandemic, Mort Lane still has tailback traffic heading down towards Mosley common/East Lancs/Worsley motorway access. This without fail, occurs with bumper to bumper traffic from 7am to 9am every morning. And this is even worse in afternoon from 3pm until 6pm.

Your main access to the site is on Mort Lane. The only other access is one quarter of a mile away which will have once again detrimental impacts leading traffic out onto the same roads. Therefore, having severe implications for the building period, but also once 1100 houses are accommodated. Assuming the average house is now 3 bedrooms or more, this is potentially an almost instant increase of between 1100-2000 cars using these roads each morning/evening. Once the children of these new neighbours reach driving age, this could reach 3000 cars or more. Mort Lane and the surrounding roads simply cannot cope with this increase. There are already 100s of houses being built or recently finished on the Bellway and Red Row sites off Sale Lane/Mosley common road. These border the proposed land. The stretch on public services and infrastructure is already at breaking point. A further increase of 1100 houses will only have a negative and quite frankly detrimental impact.

PUBLIC SERVICES

Who will be the doctors, dentists, police, fire services and schools for all these new houses and their residents? Currently the waiting lists for an appoint to see a doctor are approximately 3 weeks and very commonly there are long wait times on the phones. Increasing the population in these areas will put a massive strain upon the NHS and our doctors for local areas, resulting in employee fatigue. The same for a dentist appointment, there are very long wait times and very commonly dental practices are in the position where they cannot accept any more NHS patients at their practices.

SERVICE PROVIDERS

Services currently providing water, electric gas, broadband will struggle to provide their service for such an increased population demand. High speed broadband roll out will be delayed whilst they prioritise the service for new builds. Once again, the current population will be compromised for the profits of Peel Holdings.

SEWAGE MANAGEMENT

Can our Victorian Sewers really cope with 1100 new houses? Considering the flooding on Mort Lane there are clear water management and sewage issues here. The drainage system in Boothstown is already stretched and compromised due to working beyond capacity for the current population.

LOSS OF GREEN BELT LAND

There is lots of talk about protecting our green spaces. This proposal of extreme urbanisation directly contradicts this idea. This is a major loss of green space, which nicely separates Mosley common, Tyldesley and Little Hulton. Neighbours of all those areas like to walk along or at least view this natural habitat on a daily basis, via the guided bus route walkways. Losing these crucial green belt areas is morally wrong.

The pandemic - during the lockdowns of the pandemic, it was these green spaces where people found to exercise at a safe distance or find peace and tranquility, on a brief escape from the house to calm the stresses of the current situation. Reducing these green spaces will have a negative impact on mental health of the villages, leading to increased stresses on doctors. There has been close links in studies related to poor mental health, obesity

and lack of natural environmental stimuli. These are the green spaces that make these areas desirable to live in. Building on these green belt lands, will have devastating effects on physical and mental health for the people of Tyldesley, Mosley common, Boothstown and Worsley. Peel Holdings will be taking away the people's access to green land and scenery in walking distances from their houses. This will further contribute to traffic and carbon emissions, due to needing to commute to these scenic places. This will make green areas inaccessible to those without a car, making people more vulnerable to poor mental health.

Why not take the climate crisis by the horns and dedicate this land to planting trees and encouraging wildlife and carbon storage? Instead, on the GM consult/Places for everyone website it is stated:

"It will determine the kind of development that takes place across the city-region, maximising the use of brownfield land and urban spaces while protecting Green Belt land from the risk of unplanned development."

The main statement of the "Places for everyone" plan is not being upheld. This makes the people of our towns lose trust in this organisation. Instead, it seems to be that in this area they are prioritising building on green belt. Surprise, surprise Peel aren't interested in planting trees or preserving our green belt lands.

Pollution

LOSS OF BOGGY LAND

Some of this land is boggy land, which has been proven to lock in more carbon than trees. This will cease to do this, once water management is put in place. Even worse, the carbon that is locked into the ground, will be released into the atmosphere as the ground dries out. So, not only have you obliterated an import source of the carbon storage system, you have released this carbon into our atmosphere. This simply cannot be replaced by planting small trees in gardens and sectioning off land as football fields.

LOSS OF TREES AND OXYGEN PRODUCING PLANTS

This area of somewhat untamed land is a wash with wildlife Trees flowers birds and insects and importantly bees. These simply cannot move on to a football field. This will exacerbate the local air pollution and further deplete the carbon storage system.

Increased air pollution due to loss of green space - carbon emitted from 1100 new homes and up to 3000 cars, but also increased sitting traffic produced emissions due to traffic build up on mort lane and surrounding roads

LIGHT POLLUTION

Empty green space produces no light pollution

1100 houses will produce a massive amount this will disturb the surviving local wildlife. These are essential habitats for our local eco systems.

NOISE POLLUTION

Sitting traffic rumble - and general increase of urban human noise. When one thinks of peace and quiet we aren't thinking of 1100 houses very few trees and total loss of wildlife.

This is deforestation on a smaller scale for our local wildlife. There are protected and endangered species behind Highcrest grove on the wildlife trusts land, such as the Great Crested Newts living less than 100 metres away in the ponds. Newts live on land for large sections of their lives and are known to travel up to 500 metres from their breeding pond. They are found naturally reproducing nearby to the proposed site. Therefore, I propose all waterways ponds and streams within the proposed site should be checked for Great crested Newts as these Newts may have migrated. Or may choose to migrate in the future. This potential loss of habitat could have a massive

impact on the survival of this species, as well as others that we may not be aware about.

Conclusion:

This is a disgrace. The proposed plans for building on Mort Lane, Mosley common, Tyldesley and Worsley, are just not sustainable or compatible with the infrastructure surrounding these areas.

These plans only seek to serve the greed of Peel holdings, and not the people of Tyldesley, Mosley common, Boothstown and Worsley. There is plenty of brown belt areas to be developed in the surrounding areas of Bolton, Salford and Wigan. The only difference is these tend to be in the less desirable areas, where Peel will not profit as much. Profit should not be priority here. If these plans are put into action, this will have detrimental impacts on wildlife/habitats, local clean air, mental and physical health of public, along with unmanageable traffic. The only positive will be in the bank accounts of Peel holdings. Re-designation of Large swathes of land from greenbelt to developers simply cannot be the answer, or else where does this path lead us? The incremental conversion of leafy suburbia into urban dystopia is being encouraged in the name of profit. We cannot live in a society where the only green and protected areas are those we create for ourselves in our gardens, which some people do not even have. We are amidst a global crisis, we need more trees in the ground, not concrete foundations.

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.

- 1.) Ideally no extra houses built as all of the above mentioned are already stretched beyond capacity for our area. At very least houses built on a much greater smaller scale
- 2.) Utilise brown belt site and PRESERVE green belt sites
- 3.) Designate large sections of current planned areas to plant large number of trees to promote natural wildlife, preserve habitats and green places for public
- 4.) Improve infrastructure to accommodate increases in local population - for example by improving vehicle access to motorways and major roads
- 5.) Flooding on Mort Lane needs to be solved once and for all before over populating our local areas