

Family Name	White
Given Name	Geoffrey
Person ID	1287627
Title	Stakeholder Submission
Type	Web
Family Name	White
Given Name	Geoffrey
Person ID	1287627
Title	JPA 27: Land East of Boothstown
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>There are a number of issues with this application that have not been given adequate consideration and these below demonstrate why this is a poor application and must be halted.</p> <p>There is already excessive traffic on Leigh Road towards Junction 13 of the M60. The addition of 300 "executive" houses is simply going to exacerbate this forever growing problem as more and more house are already being built along the East Lancs corridor. The addition of these houses would severely impact the RHS Bridgewater which is an added benefit to, and protects the heritage of the area. Adding a housing estate will destroy this re-greening of the green belt.</p> <p>The construction of these houses would remove this last portion of the green belt which was left in place to provide a barrier from the city - which these plans are intended to remove.</p> <p>At peak times traffic crawls at less than 5mph and therefore any pollution is highly concentrated and is especially poor for anybody that is unfortunate to have to wait for a bus.</p> <p>This crawling traffic creates excessive noise to what is already a problem given the proximity of junction 13 and the East lancs. This is already one of the worst in Europe</p> <p>As mentioned above there is insufficient public transport (and at many times none) which would possibly reduce the quantity of traffic</p> <p>As has been reported in the local press the current sewage system is already under tremendous strain and there has been flooding on the Boothstown main roads and Linkfield drive in Boothstown recently flooded just in the last few days..</p> <p>The building of these houses would just make this all the worse.</p>

	<p>We have already suffered damage from rats from within our house that have been forced upwards from the overloading of the sewers and into the house as they try to escape the high water levels.</p> <p>Heritage assets - Alder wood would be severely impacted and this is ancient woodland and must not be affected.</p> <p>As was noted in the plan flooding has already been identified as a significant problem in this area.</p> <p>The required infrastructure for services and support is not available in the Boothstown or Worsley area. There has already been a closure of one dentist's surgery and been for non NHS patients there is a waiting list for the an appointment of many months.</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>This plan must be abandoned for this area and be relocated for an area where brownfield sites are available.</p>