

Places for Everyone Representation 2021

Family Name	Wilson
Given Name	Richard
Person ID	1286957
Title	Stakeholder Submission
Type	Web
Include files	PFERichardWilsonLetter (South of Hyde)_Redacted.pdf PFERichardWilsonAttachment (South of Hyde)_Redacted.pdf PFE1286957_Redacted.pdf
Family Name	Wilson
Given Name	Richard
Person ID	1286957
Title	JPA 32: South of Hyde
Type	Web
Include files	PFE1286957_Redacted.pdf
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>Whilst the "South of Hyde" development is geographically contained within Tameside boundaries, I believe its size and position abutting the border with Stockport will have a considerable detrimental effect on the quality of life and health of residents in Woodley. This proposed housing development should be scrapped. I attach a PDF to my submission - a letter from my MP, Mr William Wragg, supporting my view.</p> <p>Impact on Stockport's Green Belt Land</p> <p>All of the the proposed "South of Hyde" housing development is situated on designated Tameside Green Belt Land, whilst a section of it also directly adjoins Stockport's Longacre Farm Green Belt land. The proposed large-scale housing development is therefore detrimental to the Green Belt Land as a whole, including Stockport's portion of these protected green spaces.</p> <p>Impact on a Stockport Site of Biological Importance</p> <p>The proposed "South of Hyde" housing development directly abuts Stockport Council's Site of Biological Importance, "Pole Bank (South) Ancient Woodland (reference J36)". The proposed large-scale housing development is therefore likely to have negative consequences for a site of biological importance within Stockport.</p> <p>Coalescence of Woodley (Stockport) and Gee Cross (Tameside)</p> <p>The National Planning Policy Framework states a purpose of Green Belt Land should be "to prevent neighbouring towns from merging into one another". The proposed large-scale housing development will significantly</p>

remove the buffer zone in urban areas between Woodley and Gee Cross, thus merging urban areas of Stockport and Tameside. This directly undermines a purpose of Stockport's Longacre Farm Green Belt land.

A560 Traffic and Impact on Health

The proximity of this 440-home development would see huge impact on Woodley from 572 additional vehicles (based on the 1.3 average number of cars per household in England, outside of London) using an already congested strip of road through Woodley on the A560. The proposed large-scale housing development is therefore likely to further increase queuing traffic and raise pollution levels for residents in Woodley.

Impact on Woodley Train Station

Unlike Tameside Council's "Godley Green Garden Village" housing development, the "South of Hyde" housing development adjacent to Woodley does not contain an existing or proposed rail or tram connection within its boundaries. Instead, Tameside Council's submitted proposals for "South of Hyde" include three references to using Woodley Train Station as the primary means of public transport for commuters. Specifically, Tameside Council's proposals reference "convenient access to the Marple rail line at Woodley" as a feature. Their plans give no consideration to the following:

- Occupants of 440 new homes using Woodley Train Station as their primary mode of transport/commuting will overload an already stretched local rail service.
- It is reasonable to assume that the occupants of the new homes will drive to Woodley Train Station in poor weather/winter. This would significantly increase traffic through Woodley and create vehicle parking issues on our streets which are already full with local residents as Woodley Train Station has no car park. The latter point also presents potential safety issues for pedestrians (including children attending the adjacent Primary School).
- To state the obvious - Woodley Train Station is situated in Stockport not Tameside, yet the housing development plans directly refer to Woodley Train Station as the primary transport link.

Crowding of Woodley's Schools and GP Practices

Because the proposed "South of Hyde" housing development will merge 440 new homes with Woodley, there will be increased demand at Woodley's schools and health facilities.

Two of the three nearest Primary Schools to Tameside's proposed "South of Hyde" housing development are within Stockport (Woodley Primary School and Greave Primary School). This has the potential to overstretch primary education provision to residents in Woodley and Greave and will also result in increased "school run" traffic through Woodley on the A560 and Pennine Road.

Woodley Health Centre offers three of the nearest five GP Surgeries to the proposed "South of Hyde" housing development. This will inevitably mean a large number of new occupants within this Tameside development will register at a GP in Woodley, stretching health services for Woodley residents and creating more traffic through Woodley on the A560.

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

To terminate this proposed development and instead instruct Tameside Council to find an alternative location for a smaller, less-invasive, non Green Belt housing development which will not strain public services and cause traffic/health issues in a neighbouring council area.

**you have identified
above.**