

Places for Everyone Representation 2021

Family Name	Wilson
Given Name	Zoe
Person ID	1285813
Title	Stakeholder Submission
Type	Web
Family Name	Wilson
Given Name	Zoe
Person ID	1285813
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>We have looked at the plans in detail and have the following concerns-</p> <p>1) traffic- as someone who uses the A580, Hazelhurst and M60 entries daily the traffic in these areas is already excessively busy and adding additional houses will only worsen this especially in rush hour periods. Many entrances to this development appear to be from small residential streets off Hazelhurst road which would lead to a huge increase in traffic down Hazelhurst which is already almost unusable in rush hours due to street parking on both sides of the road essentially making it a single lane road. The accesses also include adjacent to a nursery site (Fledglings) which introduces additional traffic hazards to young children.</p> <p>2) Having gone through school applications this year I am sure you are aware that the school which would be local to this development was over subscribed by 3x the intake with other surrounding schools also being oversubscribed additional primary school provision will be required. This concern applies to other public services such as GP and NHS dentist provision.</p> <p>3) This is being built on green belt land. If we keep "redefining"the green belt boundary it devalues the whole concept and essentially means eventually the whole green belt will eventually be built on rendering the newly defined green belt irrelevant. Also Salford has many brownfield sites which are not being developed - these should be utilised instead of building on green belt land.</p> <p>4) Despite the plans to incorporate drainage and protect nearby sites from flooding the risk of increased flooding to new houses and surrounding properties is increased by building on this site as it is close to a water source. As evidenced by recent significant flooding in Horwich on a new build housing site on greenfield land developers are unable to put adequate measures in place to mitigate this increased risk, regardless of what is promised at application stage.</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>1) main accesses are from quiet residential streets and cul-de-sacs off Hazelhurst Road. Access to a major new development must include main roads or existing infrastructure is unable to cope.</p> <p>2) Additional primary school places will definitely be required.</p> <p>3) changes need to be made to either improve access the the M60 from Worsley or re-divert traffic onto the M60 via alternative routes in order to avoid this become yet more problematic for those of us already battling the local traffic issues daily.</p>
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