Greater Manchester Integrated Support Team

PO Box 532

Town Hall

Manchester

4th January 2017

Dear Sir/Madam,

I am writing to formally object to the proposals outlined in the Greater Manchester Spatial Framework. In particular the Walshaw allocation.

The reasons for my objections are as follows:

* Bury Council have not been transparent in communicating the proposals to residents in identifying which brownfield sites are currently available and where the proposals for land development originated (i.e. from residents or developers). Nor have Bury MBC publicised these proposals sufficiently. This is contrary to their own guidelines and the result is that many residents are simply unaware of the proposals.
* I strongly believe more should be done to identify and allocate brownfield sites and derelict buildings/properties as a means of fulfilling future housing requirements. This should be done before there is any consideration to developing greenfield sites.
* These proposals are on the basis of providing ‘affordable housing’. What guarantees do we have that developers will build to this remit, rather than building luxury 4/5 bedroom homes in order to maximise profits?
* Changing the designated greenbelt site will have a detrimental impact on myself and my family. We regularly use these areas as places to enjoy being outside, exercise, socialise with friends and spend quality family time together. These areas cannot be replaced or replicated elsewhere, they give our children direct access to wildlife, farm animals, green space and fresh air, all within walking distance of our home.
* The increase in local population will adversely impact already struggling transport networks. Roads are already busy particularly during peak times. A minor accident or temporary traffic lights often result in roads being completely gridlocked. An increase in traffic will only worsen this. I also have concerns regarding my children’s safety. An increase in traffic will only increase the likelihood of children being involved in traffic accidents. I do not believe that developers can adequately mitigate the impact on traffic as there simply isn’t the room to widen roads in order to accommodate more traffic as all the major roads are lined by houses.
* An increase in traffic will also have an adverse impact on health due to increased pollution. Not to mention the impact on mental wellbeing if there are no spaces available for people to enjoy being outside in the fresh air.
* What mitigation is there to reduce extra pressure on social services such as doctors and schools? My children are currently in class sizes of 35 and 38 children. Larger class sizes will undoubtedly impact their education not to mention result in cramped and overcrowded classrooms.
* I am concerned about the impact building on these areas will have on wildlife. I note there are Sites of Biological Interest within the proposed building areas. I do not see how can Bury Council and developers can mitigate the impact development will have on these sites if they are building on greenbelt land.
* The boxing day floods of 2015 were devastating for some local residents. We can not fully understand the impact building will have on flood risks but surely if there are no fields left to soak up rainwater it will only increase the risk. I am aware of regular flooding to houses on Scobell Street and Moss Shaw estate in Radcliffe since new housing developments have been built next to these. There are also a number of Tree Preservation Orders within many of the sites. Felling these trees will have a detrimental impact on future flooding.

Moving forward I would like Bury Council to work with local communities to:

* Publish and identify unused brownfield sites in order to prioritise these for future building areas.
* Identify empty/derelict properties which could be used to meet housing needs.
* Ensure all reasonable steps are taken to communicate these plans to residents (including changing the map on Bury’s website to highlight the fact that these are currently greenbelt areas)
* I feel it would also be beneficial to have the forecast housing requirements reviewed independently to reassure residents that we are addressing an actual need and not manipulating figures to suite local councillors.

Yours Faithfully