

<b>Family Name</b>	Baker
<b>Given Name</b>	Lesley
<b>Person ID</b>	1286864
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Family Name</b>	Baker
<b>Given Name</b>	Lesley
<b>Person ID</b>	1286864
<b>Title</b>	JPA 27: Land East of Boothstown
<b>Type</b>	Web
<b>Soundness - Positively prepared?</b>	Unsound
<b>Soundness - Justified?</b>	Unsound
<b>Soundness - Consistent with national policy?</b>	Unsound
<b>Soundness - Effective?</b>	Unsound
<b>Compliance - Legally compliant?</b>	NA
<b>Compliance - In accordance with the Duty to Cooperate?</b>	NA
<b>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.</b>	<p>I am concerned that the development will negatively impact on the air quality on Leigh Road towards Boothtown and there is no effective plan to monitor and measure that impact. The traffic queues will be worsened by works traffic and potentially more lane closures for instance during the footway works will create short-term impact again (after all the disruption for the rhs road and roundabout works. Longer term once the development is built the impact of additional cars joining the traffic queue towards Manchester will mean traffic coming from Boothtown will queue for longer to get onto Leigh Road and then for the length of Leigh Road. Much of Leigh Road is bordered on both sides by housing creating a tunnel of fumes and noise pollution. It's outside the clean air zone meaning potentially more works trucks travelling through Boothtown away from Manchester and extending the period we are exposed to high levels of traffic fumes and noise.</p> <p>The development site isn't screened by a high beech hedge because that was taken down for the rhs development. Its going to create noise and dust detracting from the fabulous amenity that the rhs brings to the area. Building on greenbelt agricultural land, which regularly floods and creating a scar on the landscape, and the damage caused to the peatland in my opinion is putting profit ahead of environmental damage yet again and the opposite of what we should be doing for the planet.</p>
<b>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</b>	I'd like to see it remain as the agricultural land, and flood plain that it is, so that the jewel that is the rhs continues to have a green backdrop and so air quality is not made worse on Leigh Road. If it goes ahead I'd like to see an air quality monitoring station erected on Leigh Road so the impact on local residents can be measured and evidenced.

**you have identified  
above.**