



HOUSE OF COMMONS

LONDON SW1A 0AA

Cornell Concepts Group
HBS Centre
Hazel Hall Lane
Ramsbottom
Bury
BL0 9FS

Our Ref: JD12421

Dear Sirs,

Re: Land Adjacent 62 Springside Road

I am writing in response to a document served upon residents in the Springside Road area of Walmersley in Bury. It is entitled, Proposed Residential Development: land Adjacent 62 Springside Road, Bury.

As the local Member of Parliament, I have been contacted by 58 local residents who are opposed to the proposed scheme, which as you are aware would involve the destruction of the green belt.

As a former local councillor for the ward covering Walmersley, I am aware of the many challenges being faced by the village to protect its character and environment in the light of prior and potential future planning applications.

In short, my objections to this scheme are reflected in those that have been submitted to you already and could be categorised as the following.

1. This scheme will require the destruction of green belt land, something to which I am opposed in principle but in these circumstances would be in clear breach of Bury Council's existing planning policies. Although this is a matter to be determined by others, I do not believe the "very special circumstances" test has been met in these circumstances and question the need for luxury homes rather than the affordable housing on brownfield sites that Bury needs.
2. With the completion of the existing development at Tetrosyl, any further building would significantly exacerbate traffic congestion, especially at the Walmersley Road, Springside Road junction. These pressures cannot be adequately mitigated, and I am concerned by the requirement for a relief road over the greenbelt. Further motor vehicle congestion would bring increased levels of air pollution which would not be acceptable.
3. The proposal would involve building on greenbelt and open protected land, impacting

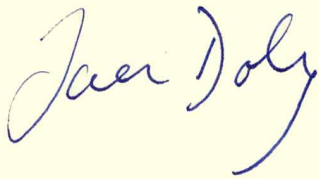
the natural habitat and environment. This would directly impact each resident living in the vicinity and would amount to a loss of visual public amenity.

4. With reference to the traffic congestion referenced above, I believe this brings significant risks to road and public safety on local highway infrastructure which cannot be adequately mitigated.
5. The proposal would impact existing rights of way enjoyed by the public.
6. Excessive development in the Walmersley area cannot be justified as it is not sustainable. There are insufficient local school places or access to other necessary facilities such as a doctors surgery.

I hope that you will reflect on the views of my constituents and proceed no further with your application.

If a planning application has been submitted I would urge you to reconsider progressing further as this development is opposed in the strongest terms by those whose lives it would adversely impact.

Yours sincerely

A handwritten signature in blue ink that reads "James Daly". The signature is written in a cursive, flowing style.

James Daly MP