

Objection 1

I wish to object to the proposed sale of land off in Redvales for the purpose of building a school.

A feasibility team of contractors have been and created a muddy mess, including a large pool of water, due to the land flooding and not draining away. Which is one of the main reasons no buildings have been built there in the previous 90 years, when the other houses were first built, in 1934! I hope at the very least that will be reinstated.

It is used by pedestrians to cross over the fields as a right of way through the field to Manchester Road and my family have done that for over 20 years. Other families have used the field for over 90 years for the same reasons.

It is valuable green space and its existence stops the flooding, that already happens getting worse which could damage the existing homes. Gardens already flood including my family's home on Brecon drive and ducks even make their home on the field at times as it turns into a large pond! Building the school will only increase the chances of flooding - which is already well known about and little is done.

It is also a place for wildlife and surrounded by trees, which reduces noise from the very busy Manchester Road as a natural barrier for the housing estate. It is used for dog walking, playing and sports matches throughout the year. It should be left as public space as it is unlikely to be shared and allow the use by the people that have used it for decades into the last century!

The field itself is in a dip which will be difficult to access from the main roads, Radcliffe Road and Manchester Road. There will probably be only Redvales Road and more likely Brecon Drive used as access roads via Pembroke Drive. Neither Brecon Drive or Pembroke Road are suitable as they are narrow residential roads. That only allows the passing of one vehicle, along the road any onetime, due to parked cars and the houses don't all have off road parking. So there will be lots of disruption and noise, if those roads are used. Not least the negative effect it will have on a quiet cul-de-sac of 90 years standing.

Also at school times Radcliffe Road is already grid locked due to Derby high School, three primary schools, another High school not so far away and Holy Cross college being in close proximity. Crossing at the crossroads of Manchester Rd, Parkhills and Radcliffe Road is already very perilous and not pedestrian controlled. This has been denied in the past despite injuries due to slowing down the already slow traffic at frequent times. Which this building will only add to.

I hope you consider the above in your deliberations.

Objection 2

Goom morning - I would like to add my voice to the number of people who are objecting to the proposed sale of public land at Brecon Drive Manchester Road Playing Fields Redvales.

1 This is a playing field. In the last few years that plot had been used for football and for rounders.

2 It has been used for decades for dog walking, parties, bonfires, sunbathing, informal gatherings, sitting alone, games played by householders and their families, pitching tents to see how they fit together, nature study, raspberry and blackberry foraging. The people of my street don't have gates in the rear fence - they use the entrance and use the field right there at the end of Brecon Drive.

3 The field is not without merit as a grassland for it is a damp field with Cuckooflower, Creeping Buttercup, Daisy. We get the odd Hedgehog which use peoples gardens and the embankments of the field for shelter. Hedgehog is an endangered animal now and legally a Priority Species of Principal Importance and you cannot by law ignore its needs in your decision making. I am a professional ecological consultant.

4 The embankments are covered in brambles and raspberries and are bird nesting habitats. The wooded section contains some fine large trees and I fancy the prospective owners will be looking to fell any they can over a certain height, or any that can be criticised by an arborist.

5 The pond at the foot of the wooded embankment by the playing field edge contains Yellow Iris and Floating Sweet-grass, has Smooth Newt breeding and sometimes Frogspawn. It could be improved for wildlife. It must not be destroyed.

I look forward to your response

Objection 3

I am making a strong objection to building on the green space of Manchester Road playing fields. You propose to take away the only sporting facility in the area where children can play even when there are football matches. There is chaos on the roads now without bringing parents of 60 children to add to the enormous amount of traffic. It is totally unsuitable and unfair on local residents. Build your school on brownfield sites or on the useless pyramid park. It really is not wanted round Redvales

Objection 4

I object to any building on redvales field, i feel that the area is not equipped for a special school. The current layout of roads means there is not enough accessibility and even if a new road was built it would be dangerous to other pedestrians and road users. Have you looked at how many road accidents have been there in the last few years ?? How many fatal along that road ?? Does the council actually own this land ?? And finally this field is the only one suitable localyl for our children to play safely. The main question is the houses plan were stopped due to the flooding so why will a school be any different.

Objection 5

I am emailing to oppose the building of the special needs high school on Redvales field. I live on Brecon Drive and would oppose anything being built on this part of the field as it is not a suitable patch of land. This part of the field is prone to flooding even from the slightest rain fall and I am deeply concerned this water would disperse to our homes if there was to be a building here, look what happened to Warth Fold. The flooding is even enough to attract the local duck for a swim. Not only is my issue with flooding I am also concerned about the nature and wildlife that will be affected or even destroyed. I have Hedgehogs that come into my garden from the field and Hedgehogs are an endangered species, I have also on a few occasions seen Fox on the field. The embankments are full of bird nesting's and flowers just like the field. I am not against the building of a school but feel this is not a suitable location.

Objection 6

Comments on proposed sale of land at Brecon Drive Manchester Road Playing Fields Redvales:

1- This is a much used playing field. In the last few years the proposed plot has been used for football and for rounders.

2- It has been used for decades by many members of the local community for dog walking, parties, bonfires, sunbathing, informal gatherings, sitting alone, games played by householders and their families, pitching tents to see how they fit together, nature study, raspberry and blackberry foraging. The people of my street don't have gates in the rear fence - they use the entrance and use the field right there at the end of Brecon Drive.

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5- The pond at the foot of the wooded embankment by the playing field edge contains Yellow Iris and Floating Sweet-grass, has Smooth Newt breeding and sometimes Frogspawn. It could be improved for wildlife. It must not be destroyed.

6- The plot functions as a public right of way. The routes over the field to the 5 access points have been used for decades as rights of way.

7- Flooding. There is a sand lens under our land and the field which carries water to the river. All the water in Fishpool and upper Redvales wants to head to the river and it moves

downslope through the soil. In our area the sand layer is about 3 foot down. Dig a hole into the sand layer and you will see water running in and running out through the sand. The area is an immensely wide underground stream. It also sheds from the Radcliffe road embankment.

If you build on this stream with piling and replacing soil what you will do is take away the sponge under the new building. But the water won't stop coming. But it won't be able to sit in the field if the school is there. It will get pushed off the sponge and into surrounding houses. You will be tacking that sponge and wringing it into our properties. Some houses on Brecon Drive have flooded footings under the raised floor. On Pembroke Drive at least one of the houses has a flooded garden. You know what happened when Bury council allowed landfill domes in Elton, Warth Fold, and Radcliffe? People's homes were flooded. Bury Council did this. If you impact on the flood plain the water goes somewhere else. Building here means Bury Council is going to flood Brecon Drive and Pembroke Drive. You are going to flood my and my families and my neighbours homes which will severely negatively impact upon our wellbeing, quality of life and our rights to private and family life and home and right to peaceful enjoyment of our property.

8- Brecon Drive is a narrow road with families and plenty of cars. It cannot be used for construction nor can it be used as a school access. The situation re traffic, congestion and parking is already dangerous and cannot be added to with a further school in this area.

9- increased litter from the school, pupils and visitors impacting our gardens and local community.

10- Sewers. Where do you think the school sewers will be emptying? What, into the sewer which has an inspection shaft in a neighbours front garden? You will literally have to dig a completely new sewer through the street and that is not on.

I object to the loss of my amenity and the loss of amenity for the community in which I live. I am extremely annoyed that you think you can flood our properties.

Thank you for allowing me to make my comments. I look forward to hearing your response with regards to the very serious concerns raised above which highlight a large range of negative impact upon myself, my family and my community.

Objection 7

Comments on proposed sale of land at Brecon Drive Manchester Road Playing Fields Redvales:

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fence - they use the entrance and use the field right there at the end of Brecon Drive.

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If you build on this stream with piling and replacing soil what you will do is take away the sponge under the new building. But the water won't stop coming. But it won't be able to sit in the field if the school is there. It will get pushed off the sponge and into surrounding houses. You will be tacking that sponge and wringing it into our properties. Some houses on Brecon Drive have flooded footings under the raised floor. On Pembroke Drive at least one of the houses has a flooded garden. You know what happened when Bury council allowed landfill domes in Elton, Warth Fold, and Radcliffe? People's homes were flooded. Bury Council did this. If you impact on the flood plain the water goes somewhere else. Building here means Bury Council is going to flood Brecon Drive and Pembroke Drive. You are going to flood my and my families and my neighbours homes which will severely negatively impact upon our wellbeing, quality of life and our rights to private and family life and home and right to peaceful enjoyment of our property.

8- Brecon Drive is a narrow road with families and plenty of cars. It cannot be used for construction nor can it be used as a school access. The situation re traffic, congestion and parking is already dangerous and cannot be added to with a further school in this area.

9- increased litter from the school, pupils and visitors impacting our gardens and local community.

10- Sewers. Where do you think the school sewers will be emptying? What, into the sewer

which has an inspection shaft in a neighbour's front garden? You will literally have to dig a completely new sewer through the street and that is not on.

11- I am also unhappy that there has been no correspondence with the local community about the proposed plans and our first hearing of this is a tractor turning up and ripping the railings out of the ground, then sticking a sign on the temporary replacement. I would like to add where is the transparency of our local council who is meant to serve its constituents.

I object to the loss of my amenity and the loss of amenity for the community in which I live. I am extremely annoyed that you think you can flood our properties.

Thank you for allowing me to make my comments. I look forward to hearing your response with regards to the very serious concerns raised above which highlight a large range of negative impact upon myself, my family and my community.

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If you build on this stream with piling and replacing soil what you will do is take away the sponge under the new building. But the water won't stop coming. But it won't be able to sit in the field if the school is there. It will get pushed off the sponge and into surrounding houses. You will be tacking that sponge and wringing it into our properties. Some houses on Brecon Drive have flooded footings under the raised floor. On Pembroke Drive at least one of the houses has a flooded garden. You know what happened when Bury council allowed landfill domes in Elton, Warth Fold, and Radcliffe? People's homes were flooded. Bury Council did this. If you impact on the flood plain the water goes somewhere else. Building here means Bury Council is going to flood Brecon Drive and Pembroke Drive. You are going to flood my and my families and my neighbours homes which will severely negatively impact upon our wellbeing, quality of life and our rights to private and family life and home and right to peaceful enjoyment of our property.

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Objection 10

Good evening,

in an effort to foster communication and honesty I have addressed this mail to both of you.

Yesterday the council, or an agency working on their behalf began exploratory work on Redvales field. This was without any prior notice or consultation with neighbouring properties. This would appear to go outside the guidelines set by themselves and imposed on others. There was generic notice advertised in a local paper, apparently 2 working days before the work began. this work itself will greatly inconvenience local residence as Brecon drive is a narrow residential street with limited parking for residence.

The purpose of the work, I believe from the A4 sheet posted after work began, is for building a SEN School. We can all agree that this can only be good for Bury as a town, however the location of this is less then ideal bringing more traffic to an already congested area at school opening and closing times.

Although councillor Tariq initially engaged in conversation with residents this quickly stopped when asked to provide specifics of the development, leading local resident to believe that

their needs, opinion and more importantly the numerous negative impacts on them are going to be disregarded to railroad a project in the name of community needs.

That said if the council offered a little more clarity this distrust and anxiety may be somewhat alleviated.

residence have been requested to submit objections to this email, yet clarity to what they are objecting to has not been given. I believe this is to paint the local residents as NIMBYs, selfish or bad people for not wanting a SEN school built next door to them.

The clarity that is asked for is where is the proposed entrance to the school going to be?

if the entrance is proposed at the end of Brecon drive it would be unacceptable for so many reasons including safety, congestion and effectively trapping residence in their property at school drop off time. the street is only wide enough for one vehicle to travel at any time (in either direction) and off road parking is limited. parking restrictions would mean residents that already live there would have no where to park as Pembroke drive leading to it is in the same position. it would turn 2 -3 residential streets into thoroughfares and many more into "rat runs" caused by cars attempting to avoid the congestion that will be caused by the bottleneck on Radcliffe Road and Redvales road. This will impact on the safety of our children and cause financial loss in terms of depreciation in house prices as our properties will become inaccessible to those needing a vehicle for their livelihood.

This is a long winded way of explaining the feelings of local residence, to the property department and our local MP, whilst giving a conditional objection. This in the absence of any information, notice, or communication by the council.

*If the proposed entrance is the end of Brecon Drive I wish to oppose the sale of the land based solely on the negative impact to me and other residence.

*If the entrance is to be on Radcliffe or Manchester road I would fully support the sale of the land and the development of further SEN provisions in the borough.

Objection 11

I strongly object to any building on redvales playing field, i feel that the area proposed is not equipped for a special school. The current layout of roads means there is not enough accessibility as it already like a rat run, and even if a new road was built it would be rather dangerous to other pedestrians and road users and adding more traffic to an already chaotic area during school drop off and and rush hour. Have you actually looked at how many road accidents have been there in the last few years ?? How many fatal along that road ?? And finally this field is the only one suitable locally for our children to play safely and the dogs to run free The main question is the houses plan were stopped due to the flooding so why will a school be any different.

Objection 12

I am writing to object to the proposed development of a SEN School {for up to 60 pupils} on Redvales playing fields.

The land in question has been part of the Redvales community for a great number of years. It is used for many leisure activities, dog walking and is a beautiful part of the whole field having an abundance of plants and wildlife. Careful consideration of exactly what wildlife is there should take place as many species are protected by law. During the Summer months the field becomes like a meadow and families have picnics, play outdoor sports, etc. for many this is their holiday. Quite often the remainder of the field is out of bounds due to organised football matches and rounders.

The area of the proposed development can become flooded at certain times of the year depending on the weather and it is of great concern to the local residents that any building on this land will result in the surrounding properties becoming flooded by the displaced water as it will have nowhere else to go.

Another area of concern is the increase in traffic on what is already a very congested road during peak times due to the schools we already have. Cars are weaving in and out searching for places to park. Vehicles are parked so far onto the pavements that it is impossible for pushchairs and wheelchairs to pass through forcing pedestrians to walk on the road. The grass verges along Radcliffe Road are being destroyed and what was once a pleasant road where people take a pride in their properties is now becoming an eyesore. Additional traffic is going to exacerbate the situation.

I cannot believe the council considered two small notices in the Bury Times was sufficient to inform the public. The majority of Redvales residents are totally opposed to this site being used for development and I am sure the planners and developers would have had an incline that this would have been the case.

Objection 13

SAVE REDVALES PLAYING FIELD

I hereby object to any sale, planning or building to this green playing field site located between Radcliffe Road and Manchester Road with the side of Redvales Road. This green playing field is used by residents of the whole area, for recreation, sports, walking etc as a playing field. Anything other than being a playing field could cause more traffic; dangerous to the school children/elderly already using the roads, an eyesore to the whole community. It would only have a negative impact to the community. There are plenty of unused sites (Pyramid park, old Millwood site, Antlers old factory etc) with the Bury Borough to build on instead of green field.

I object strongly to any planning application, selling of the green playing field and should be left for the community to enjoy as they wish.

Objection 14

OBJECT

This is notice to you to object the plans to build on redvales playing field. The area is already very congested with traffic and the addition of a new school will create a more dangerous environment for those visiting the two schools which are already in close proximity.

The field is already fit for purpose, being used by local residents (our green belt) along with the many football teams which use the site.

This poses more danger to the hundreds of school children in the area who have to navigate the already busy and congested roads in and around the area. Alongside the dangerous parking situation which also needs to be dealt with on and off the main roads.

Objection 15

Would regards to the above investigating work being carried out on Manchester Road Playing Fields. As a resident (Brecon Drive) my major concerns are: -

1. Devaluation of property
2. Highway safety; Traffic generation; Parking (vehicle and cycle); Effect on the character of the area
3. Loss of privacy and views
4. Impact on Trees
5. Generation of more traffic we already have Derby High, St Peters, Fishpool and Holy Cross, which is a nightmare.
6. Disturbance and damage to surrounding Roads and paths.
7. Possibility of Future problems.
8. Use of Hazardous Materials.
9. Where is the Road access to this Building?
 - a. Manchester Road
 - b. Brecon Drive
 - c. Radcliffe Road
10. Noise

There is already a site on Manchester Road which was Holycross Prep School. This building is empty and already constructed would it not be more cost effective to renovate this premises. Or there are a number of sites which are more accessible: -

1. Newbank Playing Fields
2. The Field near Grundy Day Care of Wellington Road which is never used.

I have live in this area for 37 years and planning on retiring in the next couple of years. If this building goes ahead! I will sell my house (if I can) and move out of the area.

This is a public playing field and I thought the council couldn't sell land.

Objection 16

We find the proposed sale of the above playing fields to be absolutely disgraceful. Not only does this field have natural springs below, where would all the excess water go !!! This is a lovely piece of greenery that should be kept. Just because you are in debt, because of misspensing by the Council on stupid unnecessary road layouts near the Town Hall, you are a disgrace to even consider selling off this piece of land.

I urge you to STOP this sale once and for all.

Objection 17

Please take this email as objection for part of Redvales Playing Field to have a SEN school built on it. Whilst I have no issue with this school being built I have serious concerns on the location of this building. I live on Pembroke Drive and have done for nearly 5 years, looking out on this field it is utilised by children, families, football teams, rounders teams and dog walkers all year round.

The traffic in this area is already a problem with both Radcliffe road and Manchester road being severely backed up during peak times. Whilst only a small school and with ample parking (I have been advised) I still believe extra cars will only make this situation worse. In the mornings I can sit on Radcliffe road which is back up to well past Newbank Garden centre when trying to return home (In bad weather a few weeks back, It was all the way back to Cocklestorm fencing!). Cars attempt to then take short cuts through Kendal drive and Derwent drive creating more traffic in these areas that have a huge amount of families and children walking to schools such as Derby and St Peters Primary. People not only take short cuts through these estates but also abandon their cars on the sides of the road whilst dropping off, its an accident waiting to happen.

Another part of my concern is that this field floods during bad weather (I have often been on this field with wellies , wading through the water which is especially bad at the proposed site of the school) I would want to know how this water is going to be diverted if heavy rainfall happens? Flats are located on one side and Breacon drive on the other? A substantial amount of drainage would need to be put in place as the whole field gets water logged.

I would hope that Bury Council would consider looking at brownfield land that is safe and no longer being utilised, instead of taking green belt land that is being used by the local community.

Objection 18

As a local resident, I would like to formally object to the selling off of part of the Manchester Road playing field for the construction of a new school. My points of objection are as follows:

– As somebody who lives on Radcliffe Road, on the corner of Cleveleys Avenue, the ongoing traffic situation at drop-off and pick-up times for the Derby High School is horrendous, and dangerous. Parents swinging cars round in the turning, while narrowly missing pedestrians and parked cars, is a constant. The idea of adding to this with the construction of another school is frankly insane. Come down and see for yourself at 8am or 3pm one day – we live at number 72, and I'm more than happy to discuss it or meet somebody.

– That part of the field is almost constantly under water – and with Redvales being an area at regular risk of flooding, more impervious surfaces at the expense of this vast area of permeable land will inevitably cause issues for residents. Where will this excess water go once the area currently holding it is concreted over?

– As per the point above, if this part of the field is to be built on or regenerated, it should be for the benefit of the local community by way of play and sporting facilities. The playing field is utilised by everyone across Redvales for play, dog walks, sport etc etc, and this chipping away at community green spaces can't be allowed to happen. Nobody would argue that more SEN schools are required, but as a location this is so flawed it's untrue.

– My final point is that the way this has been communicated (or not) to local residents is appalling. The playing field is hugely loved and utilised by the the community as a whole, and just announcing via lamppost signs that the council is selling off a large part of it without a formal consultation process with residents is a sly and underhand move that wouldn't be out of place in the current Government's playbook.

Objection 19

I am writing to place an objection for the disposal of Redvales playing fields. The fields offer a much needed green space for the residents of the Redvales area and further.

The removal of green space across the whole of Bury by the council is alarming. Is there no concern for residents' of Bury's health & wellbeing? To have access to space to get outdoors and exercise is crucial to everyone, adults, children and pets.

I hope the council see how these decisions are detrimental to the residents who voted for them, and put residents' wellbeing over their own greed

Objection 20

I am writing to object to the proposed development of an SEN school (for up to 60 pupils) on the Redvales playing fields.

I have lived in the Redvales area for over 30 years from Brecon Drive and now onto Radcliffe Road.

I regularly use the fields (daily) to walk my dogs with my family who are also live in the Redvales area and are opposed to this development.

Firstly, it is regularly used by my neighbours, friends and family. We access the field year round for the kids to play and spend time on when the weather permits. In addition, I regular use it for exercise and it was a God send during Covid lockdown as it was where I was able to go local to my home.

Secondly, the field in the area of the proposed development floods in areas when we have heavy rainfall especially over the winter/autumn months. A new development would, in my opinion, increase water run off (from the roofing, parking, pathways/yards etc.) and reduce areas for the water to drain or evaporate from. This run off will more than likely run into the neighbouring housing and cause increase flooding in residential areas.

With regards to accessing the site, parking is highly limited and no doubt restrictions will be put in place for the benefit of users of the development to gain access consequently limiting and hindering residents.

In terms of traffic, Radcliffe road has already seen enough accidents and deaths, by creating another facility on an already congested network, I can't see how this would be mitigated and potential accidents reduced.

From this week BNG is now something to consider and would like to gain a further understanding of where the gains will be produced and will they be of benefit to the local residents of Redvales or will these simply be bought off site away from the area?

Peel are already in planning for developments to be occur on the local reservoir. Though we have two small parks within walking distance, they do not compensate for the openness both the reservoir and Redvales offers. There is no replacement for Redvales. It is ideally situated.

Are there no protections in place for this land for the public such as PRow or are these once again being disregarded?

Alternatives:

1. Could the new Highschool in Radcliffe not increase it's ability to take on SEN into mainstream school or have a unit built?
2. Are there no brownfields that could be used, such as the one in Hollins village?

Objection 21

I would like to express my objection for the construction of a school at the redvales field

Objection 22

My son has special needs and frequently walks across the fields and around the estate. He has recently had 2 near accidents caused by traffic hurtling through the estate in order to cut the congestion caused by the traffic and kids crossing at Derby High on Radcliffe Road.

Should building go ahead the traffic going through Redvales road which is already a noted speed concern by the police is a serious accident in waiting as is the crossing at Fishpool.

My son like other children with special needs lacks danger awareness and is very impulsive. Placing a school in the midst of dangerous traffic is irresponsible and so I object.

I also use the field as a right of way multiple times a week and take a drone and remote control cars on there as a safe area to do so.

Objection 23

I'm emailing to object to the development of a school on Redvales field.

I work in education and my husband too, we are not opposing to the building of an SEN school but to where it's being built and the inappropriateness of its local.

Redvales field, if I'm right is saying, was gifted for recreational use for the public and not to be sold off for development. My family use this nearly daily, taking the dogs for a walk or for the kids to enjoy exploring the wooded areas and ponds. Where the development is taking place will take that away.

In addition to this, I suffer from neuralgia and struggle walking far distances due to various environmental triggers. The field is the closest open space available for me within walking distance where I can enjoy with less risk of suffering a pain episode. This is important to me,

as it allows me my independence and having a young family, being able to take them to a place to enjoy. It's a safe place, widely open and accessible through Brecon Drive which is my closest point of access.

With the main roads already taking on heavy traffic, especially Radcliffe road, the verges are being destroyed by those on pick for Derby and the other schools in the area. The place looks a state and more cars competing for parking places (which I'm sure is illegal, causing damage to council land, obstructing cycle lanes - which is only an accident ready to happen!). Another high school added directly to this network is shocking and I'm surprised national highways hasn't flagged.

Have you not considered the fields by Bury Grammar? I believe the largest one is Council Owned and would be more accessible to public transport especially with the consideration of adding a new tram stop and being closer to the interchange.

I also have a concern for the water and flooding risk. The field is often flooded in the wetter seasons on the part being considered. This water needs to go somewhere and I presume this will inevitably run off to the Brecon and Radcliffe road. That said, the ecology of the area leans towards a wild flower meadow and the number of bees, insects and wildlife is a unique asset to the area in its own right. We've (local residents) have come to call the NW side of the site as the duck pond as it always has ducks swimming in there. Then, when the season is right, I've traditionally join the locals in berry picking. That, alongside the environment, and with a good picnic has always been a tradition for us in the family.

My next query is, although the works being carried out are investigative works, I'm aware these come at great cost in excess of around £10 000 a bore hole. Will these works interfere with the aqueduct and possible contaminate it? I can't see why the council will be using it's already stretched budget, whilst also increasing council tax, would waste money/investment on investigation works if they had no intention of building there. This is where I'm confused in how this has been granted approval for these works to be carried out and a proper public consultation hasn't been performed appropriately. I mean, two small adverts in the Bury times is hardly informing the public. I believe the planners and developers are more than aware of the unpopularity this scheme has and try to discretely push this through without following ethical and moral standards expected by the pupil and residents of Redvales.

If this goes ahead, with a disregard to the residents of Revaes views, which I'm fully aware the majority are opposed to this being the site of development and infrastructure, then I have lost all faith in the local authorities competence and ability to pass judgement which i'm sure will open the floodgates to further development and encroachment on green space that should be protected by covenants and S106 obligations. I will ensure all local bodies including Bury Ramblers regarding the public rights of ways, and look further into the legal obligations the council should be adhering to in relation to the playing fields.

Objection 24

I am a volunteer at Warth Fold & Redvales Sports Club, established in 1996 at the Warth site (Radcliffe Road, Bury) and later incorporating the Redvales site in 2000. I would like to object against the disposal of the third of the playing field for the following reasons:

This portion of the field (1.54 hectares) whilst subject to severe flooding in the winter, is a valuable area for football training in the Spring/Summer/late Autumn months and is used by all our football member teams and for rounders practice. The importance of this area cannot be understated because we are severely lacking in space for training. In previous years, we have had at least 6-8 rounders teams (our members) play their home league matches at Warth field (our sister site). This is winter and summer. Warth field, since 2021 has not been cut by BURY MBC who have cited traveller issues as their reason for abandoning the field and rendering it impossible for us to use. They have, I feel, done this because of the plans to build a road through that site for the proposed house building plans around Elton Reservoir. This situation has forced us to accommodate the rounders teams at Manchester Road, Redvales so to lose a third of the field to this planned proposal will severely affect the space available to the sports teams. During the summer months, which would normally be 'closed season' for football, we ask that the football teams train off the pitch areas in order to protect the playing surface which means they use the top end near Radcliffe Road.

That area is also used on occasion for age appropriate football matches. There is a lack of football pitches in the borough designed for youth football (smaller than 11 v 11 pitches) so during the summer months we mark out a smaller pitch at that end for rent/use by outside teams. See Bury Playing Pitch and Sport Strategy Report (2019). We have a 30ft x 30ft container at that end of the field which stores a variety of sports equipment. There is nowhere suitable to rehouse that at the opposite end.

Due to the fact that we have been kept on a Draft SMA (self management agreement) by BURY MBC we have been unable to apply for exterior funding for several years which would have helped with the flooding issues on this whole site in winter. This gets worse every year. My concern is that any water trapped by constructing a new permanent, sizeable building will be squeezed out of that area and onto the already delicate 3 full sized pitches further down. To date, there have been 25 weeks of league football since the season started and we have had more than a third of fixtures cancelled due to flooding/standing water. Has Sport England been consulted? I understand that are a STATUTORY BODY and must be consulted in this instance if the playing field is affected in any way by disposal of land.

I understand that whilst BURY MBC consulted with Warth Fold & Redvales Sports' Chairman, Denzil Hart, who started this community club in 1996, on several occasions they said they had not received his correspondence and then served a notice to the Club, for his attention, at an address he formerly lived at over 20 years ago! This Notice ended the lease agreement for the whole field entirely. Very convenient and timely to stall/delay/make errors in correspondence and then end the lease before the Public Notice for the Disposal of Land is published.

Whilst my primary concern is loss of a sports area that we use - the residents of Redvales and Fishpool will suffer a loss too as there are a great number who use the field for recreational purposes. This includes: family time, dog walking, picnics, firework displays,

reading, sunbathing, bird watching, kite flying, kick abouts, games, tree climbing, camping, blackberry picking. The list is long.

The traffic is a major concern also. The junction where Manchester Road meets Radcliffe Road and Parkhills Road is treacherous and is always extremely busy during school drop off and pick up times. A former football team member was killed in a road traffic accident on Radcliffe Road 10 years ago who was a teacher at Derby High School. Another school in this area (there are several already) would severely add to the congestion and bottlenecking of traffic adding to the danger for schoolchildren.

I am concerned about the flora, fauna and small animals. Right where you plan to run your boundary line is a newt breeding pond. Newts are important contributors to our ecosystem. One service is the cycling of nutrients from water to land and back again, thanks to their complex lifecycles. I have seen rabbits, hedgehogs and ducks near this pond. What about the beautiful surrounding trees? They cannot be moved or cut down.

Finally, this proposal will affect the Public Rights of Way across the field. People use this area to walk to school/college and to Bury town centre. They cut across the area to get to the bus stops on Radcliffe Road and Manchester Road, to the shops on Redvales Road and of course to reach the football pitches.

For the reasons stated above, I completely object to this Public Notice; the DISPOSAL OF ONE PARCEL OF PUBLIC OPEN SPACE AT LAND OFF MANCHESTER ROAD/RADCLIFFE ROAD, BURY.

Objection 25

I am writing to express my strong objection to the proposed development of a school on Redvales Field. As a resident of the Bury area, I am deeply concerned about the potential negative impacts that this development may have on our community and the surrounding environment.

Firstly, the development would result in the loss of valuable green space, which is essential for the well-being of both residents and local wildlife. Redvales Field serves as a recreational area for families, a habitat for various species of flora and fauna, and a crucial green lung in our urban environment. Destroying this green space would not only deprive the community of a vital resource but also contribute to the loss of biodiversity in our area.

Furthermore, the construction of the school is likely to exacerbate traffic congestion in the area. Redvales Field is already surrounded by residential streets that struggle with traffic flow during peak hours. Adding a school to this already congested area would lead to further traffic gridlock, posing safety hazards for pedestrians and cyclists and increasing air pollution levels.

Additionally, the development could have detrimental effects on the local wildlife population. Redvales Field is home to a variety of species, including birds, mammals, and insects, many

of which rely on the green space for food, shelter, and breeding grounds. Disrupting their habitat through construction activities and increased human presence could lead to the displacement or decline of these vulnerable species.

In light of these concerns, I urge you to reconsider the location of the proposed school and explore alternative sites that would minimize the impact on the environment and the community. Preserving Redvales Field as green space is essential for maintaining the health and quality of life of residents and safeguarding our natural heritage for future generations.

Objection 26

As a close resident to these playing fields (Whelan Avenue) and a frequent walker around these fields I wish to object to your proposal to build here.

Where you propose to build, these fields are often flooded. They perform a natural floodplain.

Due to the higher levels of Radcliffe Road and Manchester Road, drainage and services will have to be via Brecon Drive. All construction traffic and users will have to use Brecon Drive too. This area is very heavily used by users of Darby and Bury Grammar Schools and increased traffic would place a greater strain on the area.

There are far better sites available.

I respectfully request you rethink your proposals.

Objection 27

I believe that Bury Council in its infinite wisdom proposes to build (or allow to be built) a special school with 60 places on part of the Redvales Playing fields? First who is financing this development? Obviously not Bury council as you are £190 million in debt and can't afford to sweep the footpaths and roads (amongst other things). The main problem here other than using public amenities is that there is no road access. Perhaps the current mayhem caused by the rush hour and the school run has passed our esteemed council leaders by. Perhaps a current incumbent from the 'Ivory Tower' on Manchester Road should call down Radcliffe Road during school term time and see the vehicles adorning the footpaths and grass verges - pedestrians have to join the vehicles to gain access to the streets.

This leaves only one solution, a road will have to be made from Redvales Road through the rest of the playing fields. But then the playing fields are really not any good for activities due to the vehicles. But there's lots of football space at Goshen, so the council will go ahead and change the use thereof and make it development land suitable for a housing estate - probably the subversive intention in the first place!

If Bury council's string pullers, Oak Learning Partnership Trust, need another 'special' school they should look to build on that current useless patch of land in the town centre, Pyramid Park, or better still, adapt that oblong edifice between Knowsley Street and Manchester Road, special needs will be very much at home in there amongst like minded cohorts.

Objection 28

Hello, I am writing to formally object to the land sale and construction of a new school in Bury. particularly concerning is the lack of formal consultation and transparency in the decision-making process. As a concerned member of the community, I strongly believe that the proposed location for the new school is completely inappropriate and warrants reconsideration.

While I acknowledge the necessity for additional educational facilities, especially for students with Social, Emotional, and Developmental (SED) needs, I cannot support the chosen site. I am disappointed that there has been no formal consultation process to gather input from local residents, stakeholders, and community members. This lack of transparency undermines the integrity of the decision-making process and does a disservice to those directly affected by the construction.

Moreover, the proposed site at Redvales Park is deeply concerning for several reasons. Not only does it encroach upon valuable local amenities, but it also poses significant safety risks, particularly during school rush hours. The proximity of the proposed school to a busy intersection, namely the junction between Manchester Rd and Parkhills Road, exacerbates these concerns.

This junction is already known to be extremely dangerous and unsuitable for pedestrian traffic, especially for school children. The influx of students to this already congested area will only compound the existing issues, putting the safety and well-being of our community members at risk.

I strongly urge you to reconsider the proposed location for the new school and explore alternative sites that are more suitable and safer for both students and residents. I believe that there are a number of better locations within the vicinity that could accommodate the needs of the community without sacrificing safety or local amenities.

Objection 29

I am emailing regarding the councils intention to dispose of public open space at land off Manchester Road/ Radcliffe Road, Bury.

Myself and my partner have recently bought a house on **Brecon Drive**, Bury. We chose our property because it's in an enclosed and quiet area, qualities which attracted us.

We have recently seen information circulating on social media, about a potential Special Educational Needs & Disabilities (SEN) School being built on Redvales Playing Fields. This is in extremely close proximity of our property. We have not been informed about this, but have seen a poster tied on the gates across the entrance to the field. There has been absolutely no correspondence or meetings with any residents as far as I am aware about the proposition of a new SEN school.

This morning, residents were woken up to heavy plant vehicles making our street the entrance for workmen and their vehicles.

We have some concerns regarding this. Our street is incredibly narrow and in a quiet residential area where parking is difficult and limited at the best of times. We struggle finding a parking space most of the time due to not having a drive.

We are concerned about major disruptions, such as noise pollution, congestion and high volume of traffic, which could limit access in and out of our house.

There are already nearby schools including Bury Catholic Prep School, St Peters COE Primary, Derby High School, St Luke's Primary School, and Holy Cross Sixth Form College which result in high volumes of traffic and a number of accidents including fatalities have occurred, especially at rush hour and when the schools finish. This ends up spilling out onto our nearby residential streets.

We are not objecting the potential of the SEN school itself, it is the impact it would have on the residents living in close proximity. We would also be worried that these plans would devalue our property, which we have spent a lot of money on as well as renovating.

Would our road be the main entrance point into the property of the proposed SEN School? If so, then we would highly object towards the planning. If not, could you advise whether an alternative entry point would be considered?

To conclude, our issue would not be with the council enabling a new SEN School; arguably we do need more of them - but this is not the right location or entrance for it. This is due to small crowded streets (including ours) off extremely busy main roads and junctions making this an unsafe place for vulnerable children and, it's certainly not a good thing for locals.

We should be encouraging schools like this to be built in sheltered and secure environments to keep both the pupils and residents as safe as possible.

Lastly, please could I request a copy of the plan showing the position of the land in question so I can discuss this with a legal representative if necessary.

Objection 30

I write to oppose the building of a school on this site for the following reasons:

It is a totally unsuitable site due to the amount of water logging this part of the field always has.

The amount of traffic due to the number of schools in the area is already horrendous at peak times.

The Manchester Road/Radcliffe Road junction is a noted danger spot with numerous accidents over the years. Another school will add to the problems already being experienced.

The flooding of nearby houses is also a grave concern as this happened 20 years ago when the field drainage was attempted to be improved.

If Brecon Drive is the suggested access this is totally unsuitable. Brecon Drive is a short, narrow cul de sac with residential parking on both sides.

A Special School is needed, but on a more suitable site and location.

Objection 31

I have many concerns about the flooding on the field behind our property - Redvales Playing Fields.

Below is what happens to our gardens when the field floods.

My concern is that if there is any kind of building's on this field it would make the flooding worse to all of our gardens.

I have asked on many occasions for help with this but no one ever gets back to me.

I have been informed by bury council it was united utilities problem and once the new works were completed a few years ago it would be solved.

We still flood from the field, maybe not as bad but it still makes our gardens unusable.

We have spent over £2000 on having top soil laid to make the garden higher, new fencing which has been ruined again due the flooding.

I hope that all this can be resolved either way if a new building is on the field or not.

Objection 32

I strongly object to any building on redvales playing field, i feel that the area proposed is not equipped for a special school. The current layout of roads means there is not enough accessibility as it already like a rat run, and even if a new road was built it would be rather dangerous to other pedestrians and road users and adding more traffic to an already chaotic area during school drop off and and rush hour. Have you actually looked at how many road accidents have been there in the last few years ?? How many fatal along that road ?? And finally this field is the only one suitable locally for our children to play safely and the dogs to run free The main question is the houses plan were stopped due to the flooding so why will a school be any different.

Objection 33

I have recently learned of the planned development on Redvales playing field and I would like to take this opportunity to voice my objection to the matter.

The field is used as a public right of way on a daily basis for dog walking, leisure and outdoor activities in a green space and sporting events.

The proposed development would severely restrict public use of the field, eliminate another green space and drastically increase levels of traffic and congestion in the area (which is already very poor), without any discernible benefits for the public.

I am positive that there are other alternative areas to build which are more cost effective, more efficient in terms of logistics and parking and will generate less negative feedback from the public.

It is very disappointing that Bury Council attempted to fly this under the radar by posting in notice of this in the classifieds section in Bury Times, while you know full well that this is not the best way to communicate plans to local residents.

I am aware that planning permission has not yet been submitted for this development and it will be severely contested when it is.

Lastly, if this development gains approval to proceed, it is the moral obligation of Bury council to compensate local residents due to the massive disruption it will cause to highways, pedestrian footpaths and removing another green space, both during construction and operation.

Bury council are elected to represent the interests of the public, I trust that this will be the case.

Objection 34

I have recently learned there are plans to build on Redvales playing field and I would like to formally submit my objection.

The field is used daily by myself and many members of the community. The green space is enjoyed and used for walking, dog socialising and exercise.

I myself am a resident of Radcliffe road and use the field at least once a day for dog walking and have been doing so for the past 2.5 years.

The proposed development would severely restrict public and community use of the field, eliminate green space and drastically increase levels of traffic and congestion in the area (which is already very poor), without any discernible benefits for the public or community.

I am positive that there are other alternative areas to build which are more cost effective, more efficient in terms of logistics and parking and will generate less negative feedback from the public.

It is very disappointing that Bury Council attempted to fly this under the radar by posting notice of this in back section of Bury Times, while you know full well that this is not the best way to communicate plans to local residents.

I am aware that planning permission has not yet been submitted for this development and it will be severely contested when it is.

Lastly, if this development gains approval to proceed, it is the moral obligation of Bury council to compensate local residents due to the massive disruption it will cause to highways, pedestrian footpaths and removing another green space, both during construction and operation.

Bury council are elected to represent the interests of the public, I trust that this will be the case.

Objection 35

I would like to object to the building on the above said field. It have lived in my house which overlooks the field for just over 3 years. One of the reasons I bought the house is because it wasn't overlooked. And I like to look at at the open space. Myself and my niece use this field on a daily basis and enter or leave through all the entrances. We take our dogs for a run on there as well as running ourselves. We object strongly to the proposal and would like it to be re considered. Looking at it Any they build on the extremely large field (at Derby High school. This field does not get used at the same time so it is stood idle.

Objection 36

I would like to STRONGLY OBJECT to the sale of any part of the playing fields at Redvales. I am a local. I love this field despite its muddy state for most of the year. It's a great dog walking field. Also we've all met up there and had family picnics for years. Since at least 2012.

If we lose any more grass and fields and greenery it will be a tragedy. It might look green round here but it's mostly school fields that we can't use.

Please save this public space for US. The public!!!

Objection 37

I am writing this email to object to the proposal of building on Redvales field. This field is a sanctuary for me. I really suffer with my mental health and take myself to this lovely place to escape on a regular basis with my dog, to walk, sit and just take time out. Even though there a roads either side if you take time down there it kind of feels like you are away from everything. I have attended local sports and fun days there too, and have had picnics often with my daughters. I only live on Whitefield Road, so it's not far to go. I also object on the grounds of access. The traffic is bad enough round here from the primary school and high school, without adding to it.

Please don't take our only green space that is used a lot by our community. I'm sure there are other sites you could consider.

Objection 38

I am writing to oppose the building of a SEND high school on part of the field that runs behind my house.

I have live in Redvales for large part of my 59 years and have always used the field from being a child whilst living in Cardigan Drive.

There is little for kids to do as it is, dog walkers use the field, rounders matches in summer the list could ho on.

I want to mention flooding, and the drains the field is a soggy mess after a bout of rain where is all the water going if the school is built?

Please don't build on our field, leave it to the community!

Objection 39

As a local resident I strongly oppose the proposed school building on redvales field. The area is used for recreation hundreds of dog walker's myself included. The stress and upheaval we all face if plans go ahead will impact on ...noise more vehicles reduction in house value. Potential damage to property through vibration caused when building. Dust ,peace and quiet in back garden destroyed...

Bury prep school just yards up the road is empty... purposely built for what is required??? Why not there if it needs to go anywhere!!!! Losing an entrance on brecon drive will inconvenience me immensely..

Objection 40

I strongly object to any building on redvales playing field, i feel that the area proposed is not equipped for a special school. The current layout of roads means there is not enough accessibility as it already like a rat run, and even if a new road was built it would be rather dangerous to other pedestrians and road users and adding more traffic to an already chaotic area during school drop off and and rush hour. Have you actually looked at how many road accidents have been there in the last few years ?? How many fatal along that road ?? And finally this field is the only one suitable locally for our children to play safely and the dogs to run free The main question is the houses plan were stopped due to the flooding so why will a school be any different.

Objection 41

Please register my objection to building on Redvales playing fields. I am concerned that such a building would disturb the underground water flow and cause flooding elsewhere and also think that the fields should be kept for recreation.

Objection 42

I am writing to object to the plans to build a SEN school on Redvales field. I am a parent of a child with SEND needs so I am not objecting against the school but I am objecting about the location for reasons listed below.

Firstly I object to the traffic that it will create in the estate. I live on Rydal Close and the traffic from The Derby High School already creates dangers for my children and also the children attending the high school. Radcliffe Road is chaos at 3pm, parents park their cars all along the main road on cycle lanes and block side streets in the area. Building a new school, especially a SEN school with special buses will add to the dangerous traffic situation.

Secondly the state of the roads in the Redvales estate are atrocious. There are potholes at every turn and the once sort after housing estate has now turned into a dump. Building the school will increase the traffic and damage the roads further.

Objection 43

I'm writing to you to protest against the selling of redvales land. I have lived in redvales for almost 30 years and one of best reasons is having a field available for the local children to play and be safe in their community. I fear that selling the property will impact the community in a negative way and I'm writing to object the selling of the redvales field.

Objection 44

I strongly object to any building on redvales playing field, i feel that the area proposed is not equipped for a special school. The current layout of roads means there is not enough accessibility as it already chaos with double parked cars, and even if a new road was built it would be rather dangerous to other pedestrians and road users and adding more traffic to an already chaotic area during school drop off and and rush hour. Have you actually looked at how many road accidents have been there in the last few years ?? How many fatal along that road ?? And finally this field is the only one suitable locally for our children to play safely and the dogs to run free The main question is the houses plan were stopped due to the flooding so why will a school be any different

Objection 45

I strongly object to any building on redvales playing field, i feel that the area proposed is not equipped for a special school. The current layout of roads means there is not enough accessibility as it already like a rat run, and even if a new road was built it would be rather dangerous to other pedestrians and road users and adding more traffic to an already chaotic area during school drop off and and rush hour. Have you actually looked at how many road accidents have been there in the last few years ?? How many fatal along that road ?? And finally this field is the only one suitable locally for our children to play safely and the dogs to run free The main question is the houses plan were stopped due to the flooding so why will a school be any different.

Objection 46

I would like to object against the disposal of a portion of the Redvales playing field.

1) flooding has been a significant issue locally and appears to be growing worse year on year. The portion of land under consideration is almost always flooded and waterlogged. However this part of the field acts as a natural SuDS (urban drainage -

<https://www.bgs.ac.uk/geology-projects/suds/>)

While the Redvales estate was built before current regulations on SuDS, developers at that time left vacant zones which acted as SuDS. If this area was changed to impermeable surfaces such as a school, the water will just be displaced. This winter Manchester road has, on about a dozen separate occasions, been partially flooded, and the flood water has come down the bank onto the field. If the field cannot drain into the area you are considering disposing of, then what we will find is that the rest of the football pitches will flood instead and become unusable.

2) Have you consulted Sport England? They are a STATUTORY consultee on the disposal of playing field land. I have written to Sport England to ask them if they have been consulted on the disposal of this portion of Redvales playing fields. You will find that Bury Council may have to refund any grants that have been received from the Football Foundation for pitch improvements on this playing field. Sport England are likely to require this.

3) I note within the Bury Council Playing pitch and Outdoor sport's strategy that "Manchester Road playing fields (Redvales PF)" are now "Self Managed" by Warth Fold Football club. While parts of the field closest to Radcliffe Rd are waterlogged, there is a portion to the rear of the Bank House apartments that is higher ground and quite firm. This portion sits within the land that you are seeking to dispose of and is used regularly by the football teams to train on. Have you consulted the football team on the disposal of the land? If the site is as suggested by the PPOSS "self managed" does the football club have a long term licence for the field. The PPOSS suggests that the "self managed agreements" were put in place so the football clubs had "long term use of the site". As stated this was to give clubs "security". Sport England would have approved the PPOSS as a statutory consultee of the strategy. How are you going to dispose of land where the council has previously approved a "self managed" status for the football club that maintain it?

4) Traffic! I have lived in this area and seen numerous deaths and serious accidents; including death of a teacher on Radcliffe road, and life changing injuries of a child at the Manchester road junction adjacent to the site. Just 2 weeks ago the junction was closed due to a car crashing into the barbers on the corner. It is a pretty regular occurrence that the junction is closed due to crashes.

5) Within just 1/4 mile radius of this area there are 2 Primary schools, the Prep school, the Derby School, Bury Church school and Holy Cross College. With Bury Grammar, St Gabriel's high school and Bury college not that much farther. To drive anywhere between 8:00am and 8:45, and between 3:00pm and 6:30pm is now nose-to-tail. To build yet another school, with so much schools traffic is just unfair and idiotic.

6) Redvales and East ward are two of the poorest wards in the country. We had one of Gordon Brown's first Sure Start centres. Kids here are really poor. Parents cannot afford

fancy holidays, but what they do have is a playing field to play on in the summer. A field that is large enough for adult football at the same time as ladies rounders matches, with families still having picnic space in the summer. Kids play in the trees you are considering disposing of; the types of kids that will never get a chance of an expensive "centre parc's" style holidays.

7) Protection of wildlife is really important in our urban life more so than ever because of climate change. The green and forested areas within this land you want to dispose of is a huge asset. It forms a web of green corridors that stretches from Bury cemetery, through Starkies wood, the protected trees around Redvales playing fields, and then the wooded area along the backs of the Victorian houses on Manchester road, that then stretch all the way to Elton reservoir. These green spaces are home to loads of wildlife and bird life. Despite dog walkers on the fields, hedgehogs are still regularly seen. Building a school with its associated parking area will destroy this wild life and break up those green corridors that allow wildlife such as hedgehogs to live.

8) I have heard that this land will be used for a special school for teenagers with social and emotional problems. Not so long ago we had a secondary school policy where secondary schools were welcoming for all types of children. The current government's demand that all schools only focus on academic achievement is incompatible with what is good for children. A child is not just an exam machine. Forcing children out of mainstream school into schools filled with just children with social and emotional problems is not a solution! It is a punishment! But desperate parents have no choice. Their children are being forced out of mainstream schools, schools that don't have the teachers, don't have the resources and don't have the money to function properly. Rather than building such a school wouldn't it be better to have more inclusive mainstream schools. By 2026 when this school is due to be open (a) I predict we won't need it as our schools will be better resourced with a new government and (b) the current bulge in numbers of secondary school children will have reduced. National pupil projections predict pupil numbers will peak this year (2024) before reducing considerably. Consequently by the time this school could be built it will no longer be needed.

For these numerous reasons I completely object to the disposal of the portion of the Redvales Playing fields.

Objection 47

I strongly object to any building on redvales playing field, i feel that the area proposed is not equipped for a special school. The current layout of roads means there is not enough accessibility as it already like a rat run, and even if a new road was built it would be rather dangerous to other pedestrians and road users and adding more traffic to an already chaotic area during school drop off and and rush hour. Have you actually looked at how many road accidents have been there in the last few years ?? How many fatal along that road ?? And finally this field is the only one suitable locally for our children to play safely and the dogs to run free The main question is the houses plan were stopped due to the flooding so why will a school be any different.

Objection 48

This email is in objection to your proposed building on the playing fields off Radcliffe Road, Bury.

There is an underwater system that runs from the corner of the field that runs the whole length of the field. This shows on historic plans and can not be ignored.

The wildlife around there is quite unique within that area, there is said to be newts? If so, then are they not protected?

The impact on traffic will be stupid and comical.

Objection 49

I am writing to object to the building on Redvales field.

My garden floods, when they where here a week ago, my garden ended up flooded to the steps, higher than ever.

I live on Brecon Drive the end house so will be the most effected. Aswell as stopping us from using the right of way across the field.

Objection 50

Please accept this email as my objection to the proposed sale of land for the development of a SEN school on Redvales playing fields. The reasons for my objection are as follows.

1. Traffic increase.

Both Radcliffe Rd and Manchester Rd already have a major problem with the volume of traffic currently using both these major routes into Bury.

The traffic at peak school hours has almost made it impossible for pedestrians to cross the Road. In fact, Radcliffe Rd has had its share of fatalities.

2. Flooding

The ground area which you are proposing to sell is subject to flooding and standing waters; any development would create the houses on Brecon Drive to have further water issues.

3. Loss of recreation area

4. The area in question is used throughout the year by the local community for various leisure activities, picnics, family get togethers etc. where children can play safely whilst having freedom. I myself use this area of the field for walking my dogs and playing with my grandchildren. At times it is the only available area to carry out these activities due to organised sporting events taking place on the Redvales Road side of the field.

5. Wildlife

An abundance of wildlife and plants inhabit this area. Any development would have a devastating affect on the biodiversity within the Redvales area'

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Objection 52

I wish to lodge my concerns regarding the sale of land at Redvales playing fields to build a school.

I live on Pembroke Drive and my garden, which backs on to these playing fields is regularly water logged.

The area is already congested with vehicles and turning into Pembroke Drive from Radcliffe Road is already extremely hazardous with the multiple vehicles that double park on Pembroke Drive, resulting in one lane for flow of traffic.

If a new school is built, this will drastically increase the number of vehicles and parking in this area.

No doubt this will also have a detrimental effect to the water that regularly collects on the field.

Objection 53

After receiving the possible news of the sale of Redvales field, I urge you not to go forward with this.

I live next to Redvales field, which I use maybe once a month to play cricket with family and friends. It is so lovely to have a field nearby where I can play games that I wouldn't be able to play in my garden alone. Therefore this makes me deeply saddened that you are thinking of selling this field.

Once again I urge you please to not sell this land.

Objection 54

I wish to object to the council selling land on Redvales playing field, and building a school.

This would have a negative impact on the the area with increased traffic, parking issues and for people using the field for recreational use.

This is an unfair decision for change of use, as children, dog walkers and sporting events regularly use this important open space.

Objection 55 (Joint from 6 members of the public)

Myself, my family and our local community have increasingly serious concerns with regards to the risk of our homes due to flooding should the build go ahead. Just the investigation works have caused flooding which we have never seen to this degree in over the twenty years my family has lived here. See attached pictures. Should foundations be laid replacing earth which currently absorbs and holds much of this water we fear flooding will increase into our gardens and homes causing significant damage and negatively impacting upon our quality of life, right to private and family life and the right to enjoy our homes and properties in safety.

We can no longer access the field from the usual access point due to the flooding.

If this build were to go ahead how does Bury council intend to assure us our homes and safety will be safeguarded against the identified risk of flooding?