

Places for Everyone Representation 2021

<b>Family Name</b>	Patker
<b>Given Name</b>	Andrew
<b>Person ID</b>	1287161
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Family Name</b>	Patker
<b>Given Name</b>	Andrew
<b>Person ID</b>	1287161
<b>Title</b>	JPA 22: Land North of Smithy Bridge
<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>	No
<b>Compliance - In accordance with the Duty to Cooperate?</b>	No
<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>There is no justification or urgent need to build 300 luxury houses on existing greenbelt land.</p> <p>Developers have not submitted any Exceptional circumstances in which there is a need to build on GreenBelt.</p> <p>Following the pandemic more brown belt sites have become available this needs exploring before building and destroying greenbelt land</p> <p>Traffic - the roads are not suitable for an additional 1000 cars. Air quality is poor and the levels of Co2 will increase experientially. Roadworks, a badly parked car, or a parked emergency vehicle instantly causes congestion, heavy traffic queues. The area becomes gridlocked and commuting times are doubled.</p> <p>Mineshafts - the land that is proposed is an old quarry and mining site. Land searches will not allow mortgages on mined land. Evaluation of land and location of mineshaft needs more investigation to avoid disasters.</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 you have identified above.</b>	<p>Don't build on the proposed greenbelt.</p> <p>Seek brownfield sites that offer better transport connections and don't damage the environment for future generations.</p>