

Places for Everyone Representation 2021

Family Name	Ralphs
Given Name	Geoffrey
Person ID	1285834
Title	Stakeholder Submission
Type	Web
Family Name	Ralphs
Given Name	Geoffrey
Person ID	1285834
Title	JP-H 1 Scale Distribution and Phasing of New Housing Development
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Unsound
Compliance - Legally compliant?	No
Compliance - In accordance with the Duty to Cooperate?	No
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.	<p>The proposed housing is on green belt land. Sufficient brown belt land is available and should be used as a priority.</p> <p>The existing infrastructure is already stretched. New roads, schools, medical practices, dentists etc., would need to be built prior to any housing.</p> <p>The existing hospital cannot cope with the number of people in the town. A new hospital will need to be built.</p>
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.	Build on all brown field sites and use existing unoccupied housing. There are apparently over 1000 vacant properties in Oldham.
Family Name	Ralphs
Given Name	Geoffrey
Person ID	1285834
Title	JP-H 2 Affordability of New Housing
Type	Web

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Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Unsound
Compliance - Legally compliant?	No
Compliance - In accordance with the Duty to Cooperate?	No
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.	The local housing authority "First Choice Homes" is already building many houses in and around Oldham and other boroughs. There is no requirements for additional social housing.
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.	There is no way to modify this. It is simply not required.
Family Name	Ralphs
Given Name	Geoffrey
Person ID	1285834
Title	JP-H 3 Type Size and Design of New Housing
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Unsound
Compliance - Legally compliant?	No
Compliance - In accordance with the Duty to Cooperate?	No
Redacted reasons - Please give us details of why you consider the consultation point not	Many of the proposed houses are catering for large social housing. which is not required.

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to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	
Family Name	Ralphs
Given Name	Geoffrey
Person ID	1285834
Title	JP-H 4 Density of New Housing
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Unsound
Compliance - Legally compliant?	No
Compliance - In accordance with the Duty to Cooperate?	No
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.	The Beal Lane proposal is far too large, the land is green belt and subject to flooding.
Family Name	Ralphs
Given Name	Geoffrey
Person ID	1285834
Title	JPA 12: Beal Valley
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Unsound
Compliance - Legally compliant?	No
Compliance - In accordance with the Duty to Cooperate?	No
Redacted reasons - Please give us details	The land is green belt, unsuitable for housing due to landfill and flooding. The area has non infrastructure to cater for this volume of houses. New dual

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<p>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.</p>	<p>carriageway roads would need to be built through from Shaw to Oldham town centre. New schools would need to be built New medical practices will need to be built New dentist practices will need to be built</p>
<p>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.</p>	<p>There are no sensible solutions</p>
<p>Family Name</p>	<p>Ralphs</p>
<p>Given Name</p>	<p>Geoffrey</p>
<p>Person ID</p>	<p>1285834</p>
<p>Title</p>	<p>Supporting Evidence</p>
<p>Type</p>	<p>Web</p>
<p>Redacted comment on supporting documents - Please give details of why you consider any of the evidence not to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.</p>	<p>The proposed house building is primarily on green belt land and completely unjustified.</p>