

Places for Everyone Representation 2021

<b>Family Name</b>	Ripley
<b>Given Name</b>	Mike
<b>Person ID</b>	1286818
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Family Name</b>	Ripley
<b>Given Name</b>	Mike
<b>Person ID</b>	1286818
<b>Title</b>	JPA 19: Bamford / Norden
<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>Family Name</b>	Ripley
<b>Given Name</b>	Mike
<b>Person ID</b>	1286818
<b>Title</b>	JPA 20: Castleton Sidings
<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>Family Name</b>	Ripley
<b>Given Name</b>	Mike
<b>Person ID</b>	1286818
<b>Title</b>	JPA 21: Crimble Mill
<b>Type</b>	Web

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<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>Fails to take into account Himalayan Balsam / Japanese knotweed on site , disturbances as a result of building and has no management plan to resolve which runs controversy to the Wildlife and Countryside Act 1981.</p> <p>Detrimental effect of proposed development on the character of the local area by way of lack of detailed highway assessment . There would be in excess of 500+ vehicles additional added to the area, with two single track lanes to service the site. There is no assessment as to how this would be managed properly or the impact on the wider area.</p> <p>No consideration given to the pressures on local services by building on the site . There is simply not the capacity in local doctors services , schools or other community assets to service this site.</p> <p>You plan to build on green belt at a time when Greater Manchester Combined authorities have declared a climate emergency. This runs paradox to local policy.</p> <p>Fails to cooperate with local residents by completely ignoring their views on the site. We do not want this.</p> <p>Fails to fully explain and prioritise development of the mills site first, in a phased development which would better inform local decision making on services.</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>Develop only the mill site and it's footprint.</p> <p>Development in stages to assess impact on surrounding area and need for future developments.</p> <p>Building only on brown belt area.</p>
<b>Family Name</b>	Ripley
<b>Given Name</b>	Mike
<b>Person ID</b>	1286818
<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

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<b>Soundness - Effective?</b>	Unsound
<b>Compliance - Legally compliant?</b>	No
<b>Compliance - In accordance with the Duty to Cooperate?</b>	No
<b>Family Name</b>	Ripley
<b>Given Name</b>	Mike
<b>Person ID</b>	1286818
<b>Title</b>	JPA 23: Newhey Quarry
<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>Family Name</b>	Ripley
<b>Given Name</b>	Mike
<b>Person ID</b>	1286818
<b>Title</b>	JPA 24: Roch Valley
<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>Family Name</b>	Ripley
<b>Given Name</b>	Mike
<b>Person ID</b>	1286818
<b>Title</b>	JPA 25: Trows Farm
<b>Type</b>	Web
<b>Soundness - Positively prepared?</b>	Unsound

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<b>Soundness - Justified?</b>	Unsound
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<b>Soundness - Effective?</b>	Unsound
<b>Compliance - Legally compliant?</b>	No
<b>Compliance - In accordance with the Duty to Cooperate?</b>	No