

Places for Everyone Representation 2021

<b>Family Name</b>	Roscoe
<b>Given Name</b>	James
<b>Person ID</b>	1287102
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Family Name</b>	Roscoe
<b>Given Name</b>	James
<b>Person ID</b>	1287102
<b>Title</b>	JPA 35: North of Mosley Common
<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>	NA
<b>Compliance - In accordance with the Duty to Cooperate?</b>	NA
<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>If you lived in this location now or had done so five years ago before the huge extent of house building that has already taken place adjacent to this location (which involves two parcels of green belt land ) it would be clear that further development would most definitely not be in the interests of ALL local residents. This affects both Wigan and Salford residents being on the periphery of boundaries. The area concerned North of the guided bus way is agricultural land with a large degree of wildlife , it is also low lying and is a flood zone ( the constant flooding of Mort Lane is evidence of this which cannot be ignored). There are a number of footpaths crossing this land and it is now the only remaining natural area of undisturbed greenbelt in this area and within several miles. The residents and wildlife need this area. This also applies to the desperate parcel of land South of the busway, which again included a footpath and undisturbed green space again the only remaining site.</p> <p>If this were not enough, the amount of house building on greenbelt adjacent has ripped out the heart of the area.</p> <p>There has been no infrastructure, services, education provision or Doctors increased within the local areas , the worse being the huge increase in traffic and massive congestion not forgetting the huge increase in air pollution this has brought to the local road system.</p> <p>Please consider fully these points in making the right decision on JPA35 which must be to leave it in its current state.</p>
<b>Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant</b>	Leave is as it's current usage no building

**and sound, in respect of any legal compliance or soundness matters you have identified above.**