

<b>Family Name</b>	Dickinson
<b>Given Name</b>	John
<b>Person ID</b>	1286352
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Family Name</b>	Dickinson
<b>Given Name</b>	John
<b>Person ID</b>	1286352
<b>Title</b>	JPA 36: Pocket Nook
<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>I consider the proposals for Pocket Nook are not positively prepared. The plan is an overview of the proposals without no detail, meaning that residents have no way of appreciating how the 600 houses and 15000 square metres of employment space will impact on an already over developed area. There are no numbers given of social housing or types of houses. There is no map of the road system proposed. There is no indication of the type of employment. Is it warehouses, manufacturing, office space? These are all questions which require an answer at this stage of the process, not in the future when a decision has been taken. Residents do not know whether the development will impact on their homes and family life from a thumb nail sketch, they cannot make a judgement on an outline plan which is merely a red line on a map.</p> <p>I do not consider the proposals justified. The original plan for Pocket Nook in Wigan Council's Golborne and Lowton Infrastructure Assessment of 2013 proposed only 200 houses. This latest plan has tripled that number. It has therefore already vastly exceeded the number of new houses stated by the Government Inspector in 2013 and it is widely accepted that projected population growth in the Borough does not justify such an explosion of houses in Lowton.</p> <p>It is very hard to justify that the proposals are in accordance with the duty to cooperate. Cooperate with whom? REDACTED TEXT and his father have long stated their intention not to sell their family farm and Mr Burnham stated that he agreed with this at a meeting at Leigh Town Hall. This is not cooperation with the owner of much of the land.</p> <p>It is certainly not justified in terms of cooperating with existing residents who contend daily with traffic, congestion and dangerously poor air quality - exacerbated by the 1000 new houses already built in the area.</p>

<p><b>Redacted modification</b> <b>- 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>	<p>Remove Pocket Nook plan from Places for Everyone Consultation</p>
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