

<b>Family Name</b>	Edwards
<b>Given Name</b>	Gareth
<b>Person ID</b>	1287068
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Family Name</b>	Edwards
<b>Given Name</b>	Gareth
<b>Person ID</b>	1287068
<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>	Yes
<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 believe JPA36:Pocket Nook is unsound as it is</p> <ul style="list-style-type: none"> <li>- not positively prepared as it lacks detail, is based upon land that is not for sale and compounds existing traffic congestion problems,</li> <li>- not justified as population growth across the Wigan area is low,</li> <li>- not consistent with national policy as it is not sustainable development but rather promotes extensive commuting by car,</li> <li>- not effective as delivery is potentially impacted by HS2 and the need to use compulsory purchase powers for land that is not for sale.</li> </ul> <p>I am not able to comment on the legal compliance. No evidence is presented to demonstrate the requirement for the Duty to Cooperate and the proposal does not have the support of the local community.</p> <ol style="list-style-type: none"> <li>1. Pocket Nook is not Green Belt but is productive farmland. A large part of the land is owned by a local farmer who does not wish to sell his land. Wigan Council have known this to be the position for many years yet have continued to pursue this policy. Wigan Council have threatened to use compulsory purchase powers to secure the land. A protracted legal battle has the potential to delay the delivery of the Pocket Nook proposal.</li> <li>2. If this proposal goes ahead there will be ~2,200 houses planned for Golborne and Lowton since 2013. In 2013 a government inspector reviewed the Wigan Core Strategy and recommended that 1000 houses would be appropriate for the area. To date ~1300 houses have been built and the highway infrastructure is already at capacity.</li> <li>3. Traffic modelling to support the proposal acknowledges that the highway infrastructure will be overloaded with 10 of the nearest junctions in the area already operating at or exceeding capacity. No mitigations are proposed.</li> <li>4. The proposal is not sustainable development. The proposal makes significant reference to ease of access to the A580 and M6 for traveling to</li> </ol>

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	<p>Manchester and Liverpool and other areas. This proposal is a clear promotion of commuting by car. Pollution levels, as measured by Wigan Council, in the Lane Head area used to access the M6 already exceed legal requirements. Adding further traffic to this area is a clear breach of any commitment to improving air quality.</p> <p>5. The proposal is heavily dependent upon the HS2 project. Any delays to HS2 will impact the delivery of the Pocket Nook proposal in particular the employment space element. To put forward a proposal with such a risk is not responsible.</p>
<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>	<p>The Pocket Nook allocation should be removed from the Places for Everyone plan. Pocket Nook should not be considered for development until, as a minimum,</p> <ul style="list-style-type: none"><li>- the existing traffic infrastructure issues in the area are resolved, e.g. extending the A579 Atherleigh Way to access M6 J22,</li><li>- the land ownership is resolved without the use of compulsory purchase,</li><li>- the HS2 project future and programme are better understood.</li></ul>