

Places for Everyone Representation 2021

<b>Family Name</b>	Hardman
<b>Given Name</b>	Nicholas
<b>Person ID</b>	1287566
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Include files</b>	<a href="#">PFE1287566_Redacted.pdf</a> <a href="#">PFE1287566_Image2_Redacted.pdf</a> <a href="#">PFE1287566_Image4_Redacted.pdf</a> <a href="#">PFE1287566_Image3_Redacted.pdf</a> <a href="#">PFE1287566_Image1.jpg</a>
<b>Family Name</b>	Hardman
<b>Given Name</b>	Nicholas
<b>Person ID</b>	1287566
<b>Title</b>	Our Vision
<b>Type</b>	Web
<b>Include files</b>	<a href="#">PFE1287566_Image1.jpg</a> <a href="#">PFE1287566_Image2_Redacted.pdf</a> <a href="#">PFE1287566_Image4_Redacted.pdf</a> <a href="#">PFE1287566_Image3_Redacted.pdf</a> <a href="#">PFE1287566_Redacted.pdf</a>
<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>	You are NOT listening to the voice of the residents, particularly in Mosley Common or taking their views into consideration. This particular area has already been exploited by developers with very little affordable housing made available in breach of requirements. The roads are already beyond their capacity with the current development in the area and the proposed changes to transport and road infrastructure are woefully inadequate to deal with the current transport needs, let alone another 1100 homes with over 2000 extra cars.
<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</b>	Other than remove the requirement of JP35 from the plan, there is no change that would made this acceptable.

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<b>you have identified above.</b>	
<b>Family Name</b>	Hardman
<b>Given Name</b>	Nicholas
<b>Person ID</b>	1287566
<b>Title</b>	JPA 35: North of Mosley Common
<b>Type</b>	Web
<b>Include files</b>	<a href="#">PFE1287566_Redacted.pdf</a> <a href="#">PFE1287566_Image2_Redacted.pdf</a> <a href="#">PFE1287566_Image4_Redacted.pdf</a> <a href="#">PFE1287566_Image3_Redacted.pdf</a> <a href="#">PFE1287566_Image1.jpg</a>
<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>You are NOT listening to the voice of the residents, particularly in Mosley Common or taking their views into consideration. This is greenbelt land and no one wants this to be changed into housing apart from greedy developers and the greedy council. This particular area has already been exploited by developers and Wigan MBC with the Garret developments with very little affordable housing made available in breach of requirements. The roads are already beyond their capacity with the current development in the area and the proposed changes to transport and road infrastructure are woefully inadequate to deal with the current transport needs, let alone another 1100 homes with over 2000 extra cars. You are wanting to build on greenbelt land while other brownfield site in Wigan lay empty as do empty unrenovated properties within the existing housing stock. There is complete lack of transparency within Wigan Council with regard to planning and a growing mistrust</p> <p>with regard to how much money is being paid by developers to push through unwanted and unneeded planning applications such as this.</p> <p>Only this last week, the area has suffered with widespread flooding as well as a few weeks ago, something that will only get much worse with global warming and more housing, causing more run off into the streams, rainwater system and rivers, which are clearly NOW not capable of dealing with the deluges we are getting. It is completely unacceptable to propose more development, with NO SERIOUS effective solution to the problem. The Detainment pond proposed are wholly inadequate to deal with the looming flooding problem you will create with this development. Can you guarantee this will NOT result in flooding in nearby Astley as a result of your proposed development? If not I am quite happy to hold Wigan MBC WHOLLY responsible to ANY flooding damage to my property!</p>
<b>Redacted modification - Please set out the modification(s) you</b>	Other than remove the requirement of JP35 from this plan, and a complete rethink about the transport infrastructure for this area just to deal with the existing traffic blight, there is no change that would made this acceptable.

**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.**