

Places for Everyone Representation 2021

Family Name	Johnson
Given Name	Kathleen
Person ID	1286824
Title	Stakeholder Submission
Type	Web
Family Name	Johnson
Given Name	Kathleen
Person ID	1286824
Title	JPA 36: Pocket Nook
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Unsound
Compliance - Legally compliant?	Yes
Compliance - In accordance with the Duty to Cooperate?	No
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.	<p>I consider the Pocket Nook proposals to be unsound due to lack of positive preparation and failure to fulfil the spirit of the criteria of the Statement of Community Involvement which should take place from the commencement.</p> <p>The plan is not prepared with details.</p> <p>There is no map with details.</p> <p>No information on types of house.</p> <p>No information as to how much or what area of green open space will be left.</p> <p>No information re types of industry envisaged as identified by a Strategic Land Availability Assessment - will it yield salaries able to pay the mortgage on the houses being built?</p> <p>No evidence of traffic assessments and how they will affect the already overloaded junctions on A580.(Houses & industries served by new road from A 579 to A572.)</p> <p>The delivery of" 15,000 sq. m. of employment space, accessed from Newton Road" could cause serious problems to residents.</p> <p>Wigan Council, in the 2013Infrastructure Assessment has already acknowledged that the recommended 1000 houses would have a severe effect on local traffic.</p> <p>It would also have a serious effect on air quality which is already at unacceptably dangerous levels.</p> <p>There is no transparency in the proposal.</p> <p>A community can not participate if it has insufficient information.</p> <p>In 2013, the Government Inspector recommended a maximum of 1000 houses to be built in Lowton yet in spite of this, planning permission has</p>

already been granted for 1300 houses and this proposal adds a further 600, bringing the total to almost double the inspector's recommendation.

Item 6 promises "safe and convenient access for pedestrians and cyclists --- to green spaces within and adjacent to the site" but there is no mention of how this will be achieved or the nature of the spaces. How can we form an opinion without the details?

The same applies to item 7 -" Protect and enhance Carr Brook as a Green infrastructure corridor" but no detail of size or what green areas are to be linked .

The environs of Fair House Farmhouse should be informed only by the Historic Environment Assessment.

Item 18 admits that "moderate harm "would be caused to the landscape. This should be taken into consideration as it effectively removes the landscape for many residents.

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.

In respect of soundness there would need to be a properly detailed description of all parts of the plan and true consultation with questions which were not worded so as to "lead" participants to the answer desired.