

Family Name	Jones
Given Name	Christian
Person ID	1287538
Title	Stakeholder Submission
Type	Web
Family Name	Jones
Given Name	Christian
Person ID	1287538
Title	JPA 7: Elton Reservoir Area
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Unsound
Compliance - Legally compliant?	No
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 feel the proposed details for Elton Reservoir site fail to comply with the duty to co-operate, are not legally compliant and is unsound because of the following.</p> <p>Places for everyone states that the most up to date information should be used in the plan for Elton Reservoir. If this is the case, the most up to date information was undertaken in 2020, with a document released under the Bury's Housing Development needs Assessment. Surely these figures should be used rather than out dated information.</p> <p>I feel that the no information has been communicated on why the selection of Elton Reservoir was chosen and what other sites were considered. Bury Council have stated under the Freedom of Information response, that the site was selected on a series of informal meetings with no minutes available or who attended. Surely the site should not be be used, as no alternative appear to have be examined. I feel the site does not meet the selection criteria stated in the NPPF or the GMCA guidelines.</p> <p>I feel that the whole of the area should remain a greenbelt, providing a vital area to be used by many people. Building on this greenbelt land would contribute to creating urban sprawl, contrary to compliance with National Policy NPPF para 134 parts a, c and e.</p> <p>The plan states a Green corridor linking Elton Reservoir, will be created. To my mind the proposed corridor will stop at Elton Reservoir, surely a green corridor should continue through and onto another linked green space. The second point is if it is a corridor linking into the reservoir area, how does the corridor connect. There is a major road, the A58 blocking the corridor into the proposed Elton Reservoir area.</p> <p>Why does the proposed development require the release of the land in its entirety. The plan anticipates that 1,900 new homes will be built within the planned period, but it states that the land being released can accommodate</p>

3,500 homes. Why is Bury Council offering up a larger percentage of the greenbelt land at Elton Reservoir, that is not required during the planned period. Such gross over release of greenbelt land is entirely contrary to National Guidelines, which regards greenbelt as a very precious resource. Questions should be asked regarding the reasons why Bury Council are offering up larger parts of the greenbelt land at Elton, that are not part of the plan period.