

Family Name	Jones
Given Name	Elizabeth
Person ID	1287484
Title	Stakeholder Submission
Type	Web
Family Name	Jones
Given Name	Elizabeth
Person ID	1287484
Title	JPA 26: Land at Hazelhurst Farm
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>It is not clear why this small area of agricultural land was selected for development, other than that it has not been built on and is next to the motorway network and a bus stop. The effect of adding 400 families into this small area does not seem to have been reviewed or detailed. Qualified local groups active in areas such as health, ecology, archaeology or local history seem not to have been engaged in the planning process. It seems instead a top-down statistically-driven approach, not qualitatively involving local people on an ongoing basis. The likely effect on overburdened GP services and school system are concerning. There is land set aside for a school but any process and timescale for implementing this is unclear. No indication is given of how the important tree reserve would in practice be protected, given the 400 families planned to impact it? The Lancashire Wildlife Trust, with extensive experience of maintaining bio diversity despite heavy motor traffic, seem not to have been asked to review the plans and give expert inputs? There seem to be a number of general nods in the direction of the environment, but--apart from keeping hedges and ponds--very little detail in practice. There is no sign of consultation with experts in innovation in house building and road access, nothing that would aim to protect the environment from the projected 800 new cars and roads then needed within the scheme. Again, the impression given is of at most nominal prior investigation of new options to maximise opportunities and minimise the cost to the environment and air quality.</p>
Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant and sound, in respect	<p>A commitment to consult in detail with regional and local groups with expertise in relevant areas with a view seriously to improving the quality of any such development; a commitment to investigate innovative approaches in other regions to house building and development that actively protects and enhances local quality of life, air quality and access to local services; demonstration of willingness to listen to and engage with local views on impacts of such a development on local roads and services: not as part of</p>

of any legal compliance or soundness matters you have identified above.

a seemingly reluctant nod in the direction of statutory national requirements, but as actively wanting to demonstrate commitment to local well-being. That is, promoting local partnership in development rather than imposing it from above whatever its local impact.