

Places for Everyone Representation 2021

Family Name	Larmett
Given Name	Eric
Person ID	1287305
Title	Stakeholder Submission
Type	Web
Family Name	Larmett
Given Name	Eric
Person ID	1287305
Title	JPA 1.2: Simister and Bowlee (Northern Gateway)
Type	Web
Soundness - Positively prepared?	NA
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	NA
Soundness - Effective?	NA
Compliance - Legally compliant?	NA
Compliance - In accordance with the Duty to Cooperate?	NA
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>The need for the housing is not justified.</p> <p>The requirement for a major infrastructure enhancement is extremely woolly and in practice is unlikely to be met.</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 of any legal compliance or soundness matters you have identified above.	<p>The land identified is landlocked by the motorway network. The only realistic highway that can be used is Heywood Old Rd from Rhodes through the village of Bowlee. This road is already heavily trafficked particularly at the junction of the A576 (Middleton Rd). At peak times Heywood Old Rd regularly has queuing traffic back to Bowlee. The plan to use this road and connection to the motorway network is clearly flawed and the existing network cannot accommodate additional traffic, particularly with the increase traffic being created with further developments in South Heywood.</p> <p>Until such time as credible infrastructure can be planned and delivered this area of land must not be developed!</p>