

Family Name	Mcdermott
Given Name	Ryan
Person ID	1286734
Title	Stakeholder Submission
Type	Web
Family Name	Mcdermott
Given Name	Ryan
Person ID	1286734
Title	JPA 35: North of Mosley Common
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 write to object to the proposed development JPA 35: North of Mosley Common due to the following reasons;</p> <p>Traffic and Pollution - the roads around the area are not fit for purpose and cannot cope with the current levels of traffic. Travelling at peak times is unbearable and there is a constant tailbacks on Mosley Common Rd. Pollution levels in the area are at an all time high following the recent new Belway development and Parr Bridge. With a young child who suffers from asthma, I am greatly worried about her health from the air pollution and proposed reduction in greenspace.</p> <p>Greenbelt v Brownfield land - there is more than ample Brownfield land available for development with more brownfield land becoming available every year than is being developed on. Brownfield registers continue to show enough suitable brownfield land is available for more than 1 million homes across over 18,000 sites and over 26,000 hectares, surely this land should be developed on first before precious Greenbelt land is considered. Greenbelt land should only be developed on in "exceptional circumstances" and it is unclear how the proposal meets this definition.</p> <p>Facilities - the development fails to consider the strain it will impose on our already stretched recourses. Nurseries, shops, gyms, post offices, doctors, dentists are already struggling to meet the demands of the current population levels. The development has put too much emphasis on housing and not enough on amenities.</p> <p>Target Housing Levels - Wigan council have already admitted that they are able to meet demand with the current housing levels they have, therefore it is deemed unnecessary to develop more.</p> <p>Consultation - there has been no communication from the Council or developers regarding the development and the process to submit views is</p>

Places for Everyone Representation 2021

	lengthy and difficult for residents to navigate through, meaning lots of residents feel their voice is unheard.
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.	I strongly object to the proposed development and feel it should be completely rejected rather than amended.