

Family Name	Neale
Given Name	Christopher
Person ID	1286025
Title	Stakeholder Submission
Type	Web
Family Name	Neale
Given Name	Christopher
Person ID	1286025
Title	JPA 35: North of Mosley Common
Type	Web
Soundness - Positively prepared?	Unsound
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>Following recent developments in the directly surrounding area of 350+ houses on Burgess farm and 400 on Hazlehurst farm the local road network, public transport capacity and local infrastructure is already overburdened.</p> <p>With the end of Covid restrictions and the return to work by many traffic has already brought the major arterial roads such as the A580, A575 and A572 to a standstill every morning.</p> <p>The addition of 1100 homes with 1-2 cars each will add, conservatively, 1500 more cars to that problem. Buses into Manchester area already full from stops near Moseley Common, adding 1100 homes and 1000s more people will simply push the stop where buses are no longer viable further back out of Manchester, along the East Lancs/A580 towards Leigh/Wigan.</p> <p>It will also vastly increase the emissions from cars and impact local air quality as well as removing a vast area of green belt land currently enjoyed by residents.</p> <p>Wigan Council identified brownfield land that could accommodate over 8800 new homes in 2020. Other than profit, what is the justification for building on greenfield land whilst there is still an abundance of brownfield land available?</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	Re-look at Wigan council's "Strategic Housing Land Availability Assessment" from 2020 and use brownfield land instead of greenfield.

**you have identified
above.**