

Family Name	Salmon
Given Name	Jodie
Person ID	1286260
Title	Stakeholder Submission
Type	Web
Family Name	Salmon
Given Name	Jodie
Person ID	1286260
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>Despite the impact it will have on surrounding properties only a two month consultation has been allowed. Additionally the documents are obscurely located and named on the website making finding them unnecessarily difficult. Without 3rd parties flagging to us the website and providing the information need, we would never have known of this proposal. This can not be called "Positively Prepared" and suggest a contempt for the local populace.</p> <p>Most of the documents indicate that specific plans need to be drawn up to handle many specific issues. The ability to assess whether they do so or can do so is obscured from the public by not being detailed in this document. This leaves the judgement as to whether the plans suitably mitigate the risks issues outside the ability of the public to assess. Again this can not be called positively prepared.</p> <p>Insufficient evidence is presented on the balance of risks to the need for the housing at this location beyond brief summaries from documents that are not available for scrutiny. A number of these appear to be prepared on behalf of the developer and thus can not be considered unbiased. There is insufficient justification in the documents. A brief period living near Mosley Common would expose the authors to the profound issues around road traffic load, air quality and local amenities, for which only the most lightweight and sketchy outline proposals are made for these to be tackled.</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	In the time available we have not had the ability to undertake the detailed work necessary to present alternatives. This seems a very strange question to ask a member of the public to undertake when the documents are so sketchily presented by the well funded developer.

**you have identified
above.**