

Places for Everyone Representation 2021

Family Name	Sear
Given Name	Chris
Person ID	1286999
Title	Stakeholder Submission
Type	Web
Family Name	Sear
Given Name	Chris
Person ID	1286999
Title	JPA 2: Stakehill
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?	Yes
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 Environment Bill aims to protect wildlife and enhance biodiversity. Local Nature Recovery Strategies which will become a statutory requirement will seek to create new wildlife sites and reduce the pressures on wildlife by preserving and enhancing habitats. It will also seek to provide better access to nature and green spaces. Stakehill is a site rich in wildlife, with great access and really well used by the community. The ecological appraisal by Ascerta in July 2019 for the site where 1,680 homes are proposed to be built recorded it to be rich in wildlife, home to priority action species as brown hare, protected species as badgers and bats and 20 records of section 41 birds including iconic farmland birds ss Lapwing and Skylark. Barn owls were recorded as nesting in farm buildings on the site. To build 1680 homes here would show the plan to be unsound as it would result in the destruction and damage of wildlife habitats and priority species. This makes it highly incompatible with national policies and indeed the GMCA"s. It is not clear how it will driver any net gains in biodiversity. The site itself is bound by the A627M and other roads, so the wildlife living there will have no where to go. I also believe it is not sound as data to predict housing need assessment should be reassessed using upto date projections. Proposed warehousing will bring few jobs and low skilled and low paid ones at that. There is little evidence for the need to build more with some units on Stakehill currently empty.</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	<p>The 2019 proposal was to build 900 homes and this has now increased to 1680 homes in Places for Everyone. This number would have to be significantly reduced to have any chance of making it sound.</p>

**or soundness matters
you have identified
above.**