

Places for Everyone Representation 2021

<b>Family Name</b>	Shore
<b>Given Name</b>	Leslie
<b>Person ID</b>	1286742
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Family Name</b>	Shore
<b>Given Name</b>	Leslie
<b>Person ID</b>	1286742
<b>Title</b>	JPA 16: Cowlshaw
<b>Type</b>	Web
<b>Soundness - Positively prepared?</b>	Unsound
<b>Soundness - Justified?</b>	Unsound
<b>Soundness - Consistent with national policy?</b>	Unsound
<b>Soundness - Effective?</b>	Unsound
<b>Compliance - Legally compliant?</b>	No
<b>Compliance - In accordance with the Duty to Cooperate?</b>	No
<b>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.</b>	<p>My objection relates to the Denbigh Drive Site of which I have personal knowledge that does not appear to have been taken into consideration when this Site has been included in both this Plan and it's predecessor.</p> <p>The Document states that the Access to it is Constrained but does not appear to mention that it runs directly between 2 Houses that have suffered from Subsidence issues with one House having to be completely rebuilt and the Other one having to have the Porch completely rebuilt for the same reason. There is also evidence of Structural Damage to other properties in the surrounding Area that may well have been caused by the same reason. Surrey Avenue (which adjoins Denbigh Drive) has suffered from Sink Holes in recent times and evidence should be available from the relevant authorities. Assurances have been sought without success.</p> <p>There is also evidence of Underground streams running through the field in question and Sewage issues that have the potential to contaminate the River Irk. Some of the Local Residents require to have Pumps in their Properties to deal with Water Ingress and Flooding is a regular problem in Local Resident's Gardens.</p> <p>There will be more Pollution caused by the extra Motor Vehicles due to the fact it is not a Cycling/Walking friendly Area especially in the Winter months when it will be extremely difficult to exit the Site safely due to the Narrowness/Bends/Uphill characteristics of the Area. This is contrary to National/Local Policies.</p> <p>There is evidence of Badgers in the Field in question and presumably a Badger Sett will be in existence. Animals have freely roamed this Land for 50 years and the continued erosion of their Habitat should be a Concern to everyone.</p> <p>One of the Best Places in the World to Grow Up, Get On and Grow Old has been the underlying message of these Plans and I believe that if you examine</p>

	<p>this Site, and those it will directly affect, you will discover that this aim is being complied with. If this Site is kept in the Plan then it not only undermines this Principle but actually contradicts it which may take some explaining and justification.</p> <p>As regards the other Land contained in the Cowlshaw Section I have no Local Knowledge of the Land but am aware that it will cause significant Congestion on the Local Roads particularly if a further set of Traffic Lights is required on Manchester Road.</p>
<p><b>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.</b></p>	<p>The only option I can think of would be to remove this particular piece of Land from this Section of the Document as there could be Major issues if it is left in that may not be immediately apparent.</p> <p>The Land Owners may well be aware of issues as it has been in the Families possession for many years and I have heard that their ancestors were involved in the Original Development of the Site and had to stop Building when they reached Denbigh Drive.</p>