

Family Name	Tansley
Given Name	Christopher
Person ID	1286690
Title	Stakeholder Submission
Type	Web
Family Name	Tansley
Given Name	Christopher
Person ID	1286690
Title	Our Vision
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Unsound
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.	The National Planning Policy Framework stipulates in the protection of Green Belt land, that once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified. This is not the case where your own figures project a 3.3% loss of Green Belt, in addition to loss of green spaces, farmland, air quality and wildlife.
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 appreciate that houses must be built with the avoidance of urban sprawl but Green Belt must be retained and increased, not fragmented and reduced. The Plan proposals are too optimistic in the wake of Brexit and Covid with people moving to rural areas as a result of changes to the working environment. The dust needs to settle before this Plan is implemented. Furthermore, the Plan predicts a long term economic growth rate for GM of 2.5% whereas the reality of the UK growth rate suggests a more likely figure of 1.5%.
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Title	Our Strategic Objectives
Type	Web

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Our strategic objectives - Considering the information provided for our strategic objectives, please tick which of these objectives your written comment refers to:	7. Ensure that districts involved are more resilient and carbon neutral 8. Improve the quality of our natural environment and access to green spaces 10. Promote the health and wellbeing of communities
Soundness - Positively prepared?	Unsound
Soundness - Justified?	NA
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.	The group: steadystatemanchester have dissected the Plan housing projections forensically and concluded an overestimate of 73035 housing units (based on reduced occupancy rate) This would enable the revised new homes projection of 97350 all to be constructed on identified Brownfield sites.
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.	Build only on Brownfield sites, adapt and modernize existing structures as much as possible to facilitate carbon reduction, prevent over-development which will increase stress and the quality of life, leave Green Belt and green spaces untouched for the sake of physical and mental wellbeing. You cannot 'maximise the health benefits of access to the natural environment and green spaces' by destroying Green Belt and green spaces.
Family Name	Tansley
Given Name	Christopher
Person ID	1286690
Title	JPA 2: Stakehill
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Unsound

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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.	Stakehill industrial site is only partially occupied and apparently is in need of modernisation, which I would suggest could be done without significant disruption. The proposal to extend the site over adjacent green Belt land by 150,000 sq. mtrs. primarily for storage, will ruin what is left of Chadderton's beautiful countryside. This will result in destruction and fragmentation of much used Green Belt, green spaces, habitat, wildlife, resulting in pollution, high volumes of traffic and significant increase in CO2.
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.	Chadderton countryside has been decimated by the building of the A627M, Stakehill industrial site and housing. this proposal must not proceed - a suitable Brownfield site must be found.
Family Name	Tansley
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Title	JPA 14: Broadbent Moss
Type	Web
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.	There is a proposal to build 874 homes on this site" but I question how valid is this proposal , bearing in mind Oldham councillor Hannah Roberts reported at the beginning of August that the Tory government had more than doubled Oldham"s local housing need figures to 680pa. Where are these figures coming from? Who decides them? Are they necessary?
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.	New house build figures for Oldham should be reconsidered in the light of what has been written in the previous paragraph.
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Title	JPA 15: Chew Brook Vale (Robert Fletchers)
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Unsound
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>This site borders Dovestones reservoir a beautiful tranquil and highly popular and unspoiled area where people walk and exercise. This former industrial site is now defunct and has not operated for many years.</p> <p>However, the proposal to provide a range of commercial leisure and retail facilities of up to 6000 sqm. in addition to 90 houses will effectively ruin the area, destroy the character and natural environment - creating urban sprawl in the foothills of the Peak District National Park with the associated heavy increase in traffic and rise in CO2.</p> <p>Why this site has been proposed suggests it is a reward to developers in order to get them on side - otherwise it is inexplicable.</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 you have identified above.	<p>Developing this site as proposed will effectively kill the goose that lays the golden egg.</p>