

Family Name	Axon
Given Name	C.
Person ID	1285998
Title	Stakeholder Submission
Type	Web
Include files	PFE1285998_SiteMap_1.pdf PFE1285998_Flyer.pdf PFE1285998_PlanningNotice_Redacted.pdf PFE1285998_SiteMap_3.pdf PFE1285998_SiteMap_2.pdf
Family Name	Axon
Given Name	C.
Person ID	1285998
Title	JP-G 1 Valuing Important Landscapes
Type	Web
Include files	PFE1285998_SiteMap_1.pdf PFE1285998_Flyer.pdf PFE1285998_PlanningNotice_Redacted.pdf PFE1285998_SiteMap_3.pdf PFE1285998_SiteMap_2.pdf
Soundness - Positively prepared?	NA
Soundness - Justified?	NA
Soundness - Consistent with national policy?	NA
Soundness - Effective?	Unsound
Compliance - Legally compliant?	No
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 green belt laws are not legally strong as they are being undermined. Therefore landscapes are not being valued if the laws are too weak to enforce the policy. Green belt laws need to be strictly adhered to by planning departments. The observances of regulations should be followed through by local and national governments. If rules have been correctly applied by council planning department, the government should not be allowed to overturn the decision in the event of an appeal by a planning applicant.
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 enclose documents to provide evidence that planning laws are being undermined. green belt Laws need to be tightened up. I have provided document that show that procedures are not fit for purpose. In my own neighbourhood which is green belt land, there have been several controversies. I show the following examples. 1. An agriculture building (stables) applied for and accepted but obviously built as a dwelling and modified as such, then another application is presented in order to legally change the use to a dwelling.

	<p>2. The same people encroach upon existing woodland adjacent to the stables and attempt to apply to land registry to gain possession of said land.</p> <p>3. Another land owner has legally applied to Bolton council to stop green belt land being used as common land. (they have previously presented their land to be removed from green belt status), despite being in the vicinity of a nature reserve with public footpaths crossing the land leading onto the nature reserve. Access to footpaths have been blocked.</p> <p>There are many legal loopholes within the green belt regulations and some of the laws are archaic eg "adverse possession", where people can legally steal land.</p> <p>It's also extremely stressful for powerless neighbours involved in the planning process when disputes can last for years and legal decisions can be overturned by the planning inspectorate. The process can be very divisive and can lead to disputes. Applicants can appeal but objectors have no say in this appeal yet the original decision has complied with green belt regulations according to the planning department.</p> <p>The planning process can be futile and undemocratic and is often in favour of the side with the financial clout.</p> <p>Please close loopholes and make local and national government comply with regulations in order to make your policies provide protection for the green belt and for habitats and woodland and to comply with the governments "25 year plan to improve the environment" (https://www.gov.uk/government/publications/25-year-environment-plan).</p>
Family Name	Axon
Given Name	C.
Person ID	1285998
Title	JP-G 2 Green Infrastructure Network
Type	Web
Include files	PFE1285998_SiteMap_1.pdf PFE1285998_Flyer.pdf PFE1285998_PlanningNotice_Redacted.pdf PFE1285998_SiteMap_3.pdf PFE1285998_SiteMap_2.pdf
Soundness - Positively prepared?	NA
Soundness - Justified?	NA
Soundness - Consistent with national policy?	NA
Soundness - Effective?	Unsound
Compliance - Legally compliant?	No
Compliance - In accordance with the Duty to Cooperate?	No
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	According to your map the BL1 5SS area, (Strategic Green Belt Area 9 -) adjacent to the Doffcocker Nature reserve in Bolton, the green belt land has been retained. Agricultural buildings have been given planning permission, but not used for the purpose they have been built for and just 6 years later a change of use to a dwelling

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<p>co-operate. Please be as precise as possible.</p>	<p>has been applied for. If this is normal process , then the green belt policies are ineffective.</p> <p>Unadopted woodland has been encroached upon in the same area and claims of ownership has been applied for. This land has been fenced off.</p> <p>A right of way on the fields on Boot Lane, BL1 5SS has also been blocked (the current owner is applying to stop this land becoming common land).</p>
<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>	<p>The laws should prevent people from building agricultural buildings on green belt land in order to change the use to residential as this sets precedents.</p> <p>It should be illegal to encroach upon woodland unless you can prove that you intend to manage and preserve it in accordance with greenbelt policies. people should not be allowed to claim ownership of unoccupied green belt land and "right to roam" should be respected.</p> <p>It should be illegal to block a public right of way.</p> <p>According to your document , "Biodiversity Net Gain: Guidance for Greater Manchester, "Areas that enhance connectivity and support local nature conservation priorities include areas identified as "Greater Manchester Strategic Opportunity Areas for the Improvements of Green and Blue Infrastructure for the enhanced delivery of Ecosystem Services, or a local plan, biodiversity GI plan/strategy, including local wildlife sites and the Local Nature Recovery Network."</p> <p>This area is part of the green infrastructure and is adjacent to a local nature reserve so in order maintain the fragile ecosystem, the ambiguous legal procedures regarding the green belt infrastructure needs to be reevaluated.</p>
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<p>Given Name</p>	<p>C.</p>
<p>Person ID</p>	<p>1285998</p>
<p>Title</p>	<p>JP-G 6 Urban Green Space</p>
<p>Type</p>	<p>Web</p>
<p>Include files</p>	<p>PFE1285998_SiteMap_1.pdf PFE1285998_Flyer.pdf PFE1285998_PlanningNotice_Redacted.pdf PFE1285998_SiteMap_3.pdf PFE1285998_SiteMap_2.pdf</p>
<p>Soundness - Positively prepared?</p>	<p>NA</p>
<p>Soundness - Justified?</p>	<p>NA</p>
<p>Soundness - Consistent with national policy?</p>	<p>NA</p>
<p>Soundness - Effective?</p>	<p>Unsound</p>
<p>Compliance - Legally compliant?</p>	<p>No</p>
<p>Compliance - In accordance with the Duty to Cooperate?</p>	<p>NA</p>
<p>Redacted reasons - Please give us details of why you consider the consultation point not to be</p>	<p>The land I have discussed about exists on the boundary between urban and countryside and has the main ring road running through it so is vulnerable to pollution. It is also a valuable natural habitat.</p>

legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.	
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.	Therefore this area should be given special protection against development. It has been classified as "Woodland Priority" by Network England. (please see upload).
Family Name	Axon
Given Name	C.
Person ID	1285998
Title	JP-G 7 Trees and Woodland
Type	Web
Include files	PFE1285998_SiteMap_1.pdf PFE1285998_Flyer.pdf PFE1285998_PlanningNotice_Redacted.pdf PFE1285998_SiteMap_3.pdf PFE1285998_SiteMap_2.pdf
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Soundness - Justified?	NA
Soundness - Consistent with national policy?	NA
Soundness - Effective?	Unsound
Compliance - Legally compliant?	No
Compliance - In accordance with the Duty to Cooperate?	No
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.	I agree very much with this policy and applaud that you are considering the creation and protection of woodland and natural habitats.
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.	Please implement these policies in and around Doffcocker which is part of the "green infrastructure" . Since the lockdown more people have enjoyed this area, yet it does seem more threatened. I respect the policies but they need to be implemented. It is used for running, rambling, cycling and horse riding.
Family Name	Axon
Given Name	C.
Person ID	1285998
Title	JP-G 8 Standards for Greener Places

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Soundness - Justified?	NA
Soundness - Consistent with national policy?	NA
Soundness - Effective?	Unsound
Compliance - Legally compliant?	NA
Compliance - In accordance with the Duty to Cooperate?	No
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.	I agree with the policy of "Access to natural green space, which seek to maximise the overall proportion of people in our boroughs who have access to natural green space. " However as mentioned above, access to green space is being denied because of people exploiting land for their own benefits.
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.	Please maintain open access to green spaces. Public rights of way should be maintained by the council so people can feel free to enjoy the areas. This results in a net benefit of the enhancement of natural habitats and obvious health benefits.
Family Name	Axon
Given Name	C.
Person ID	1285998
Title	JP-G 9 A Net Enhancement of Biodiversity and Geodiversity
Type	Web
Include files	PFE1285998_SiteMap_1.pdf PFE1285998_Flyer.pdf PFE1285998_PlanningNotice_Redacted.pdf PFE1285998_SiteMap_2.pdf PFE1285998_SiteMap_3.pdf
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Soundness - Justified?	NA
Soundness - Consistent with national policy?	NA
Soundness - Effective?	Unsound
Compliance - Legally compliant?	No
Compliance - In accordance with the Duty to Cooperate?	No

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.	Agree with policy.
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.	Please Implement this policy to avoid harm to biodiversity. Please see uploaded documents.
Family Name	Axon
Given Name	C.
Person ID	1285998
Title	JP-G 10 Green Belt
Type	Web
Include files	PFE1285998_SiteMap_1.pdf PFE1285998_Flyer.pdf PFE1285998_PlanningNotice_Redacted.pdf PFE1285998_SiteMap_3.pdf PFE1285998_SiteMap_2.pdf
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Sound
Soundness - Consistent with national policy?	Sound
Soundness - Effective?	Unsound
Compliance - Legally compliant?	No
Compliance - In accordance with the Duty to Cooperate?	No
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 Green Belt as defined on the Policies Map will be afforded strong protection in accordance with the National Planning Policy Framework."</p> <p>Unless these loopholes I have mentioned above are not tightened then your policies will not afford the green belt the protection it deserves.</p> <p>Any development on green belt land impacts on adjacent land. Please refer to:</p> <p>Step 4: Assess impact of release on adjacent Green Belt land</p> <p>3.70 The nature of any boundary features are considered as part of the assessment of the potential impact of releasing land from the Green Belt on the Green Belt purposes. This determines the extent to which adjacent retained Green Belt land incurs loss of integrity through increased containment and/or loss of distinction between development and open land. could</p>

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	<p>actually increase contribution. This is why the assessment of impact on adjacent retained Green Belt focuses on loss of distinction and increase in containment, rather than on contribution.</p> <p>the land that remains designated as Green Belt.</p>
<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>	<p>We need to see evidence of "improved public access". Public footpaths should be maintained and protected. The "right to roam" should be protected. We need to see evidence that habitats are being protected, rather than exploited. Unadopted land should be protected and designated as common land if the land is a natural habitat.</p>