

Places for Everyone Representation 2021

Family Name	Brooks
Given Name	Michael
Person ID	1287385
Title	Stakeholder Submission
Type	Web
Family Name	Brooks
Given Name	Michael
Person ID	1287385
Title	Our Vision
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?	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>This opportunity to comment is complicated, difficult to navigate and will put many who want to comment in a position where they feel intimidated and without the necessary IT skills or understanding of how the process operates when all they want to do is register their opposition to the plans as they stand. The vision for Greater Manchester has been desktop planned without proper engagement or public consultation from the very beginning. My local council (Bury)have not properly publicised plans to ensure a place for everyone plan is communicated to everyone. The plan should have been designed by the residents for the residents to address our actual housing requirements over the next 15 years. The above demonstrates a clear lack of community involvement and makes the preparation of this plan unsound.</p> <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>There has been poor public consultation, a lack of accessible information and little spent by councils in generating awareness. Interest in the plan has mainly been generated by local protest groups. The public consultations should be repeated, providing clear, understandable information. They should be designed to encourage rather than discourage public input.</p>
Family Name	Brooks
Given Name	Michael
Person ID	1287385
Title	Our Strategic Objectives

Places for Everyone Representation 2021

Type	Web
Our strategic objectives - Considering the information provided for our strategic objectives, please tick which of these objectives your written comment refers to:	6. Promote the sustainable movement of people, goods and information 7. Ensure that districts involved are more resilient and carbon neutral 8. Improve the quality of our natural environment and access to green spaces 9. Ensure access to physical and social infrastructure 10. Promote the health and wellbeing of communities
Soundness - Positively prepared?	NA
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.	The plan will result in the destruction of existing green belt land causing additional strain on already over worked drainage and road systems. I will also result in additional flooding and road congestion as well as destruction of green spaces and increased nett carbon with the destruction of fields trees ponds and biodiversity. Also some sites identified for building hold archeology that should be saved. All the above will of course have a detrimental effect of the local population and wildlife that both live and utilise these precious green areas/
Family Name	Brooks
Given Name	Michael
Person ID	1287385
Title	Our Spatial Strategy
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
Family Name	Brooks
Given Name	Michael
Person ID	1287385
Title	JP-Strat 6 Northern Areas

Places for Everyone Representation 2021

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
Family Name	Brooks
Given Name	Michael
Person ID	1287385
Title	JPA 7: Elton Reservoir Area
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>The plan will result in the destruction of existing green belt land causing additional strain on already over worked drainage and road systems. I will also result in additional flooding and road congestion as well as destruction of green spaces and increased nett carbon with the destruction of fields trees ponds and biodiversity. Also some sites identified for building hold archology that should be saved. All the above will of course have a detrimental effect of the local population and wildlife that both live and utilise these precious green areas.</p> <p>The proposal to build 3500 homes on what what is nearly all green belt land will cause untold destruction and damage to neighbouring areas as increased water flow into the river Irwell that is already stressed as has been witnessed by recent flood events. The fields identified for building are currently huge sponges holding vast quantities of water that will have to be drained to river. The area is home to many species of flora and fauna some of which are quite rare or protected (i.e. Great Crested Newt). The area is used by the local population and those from further afield as a recreational area for the physical and mental wellbeing.</p> <p>The local road network is already under great strain with long queues at busioer times, the additional traffic will not only cause more pollution and increased carbon and noise once again having a detrimental affect on the population.</p>
Family Name	Brooks

Places for Everyone Representation 2021

Given Name	Michael
Person ID	1287385
Title	JPA 9: Walshaw
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
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>The plan will result in the destruction of existing green belt land causing additional strain on already over worked drainage and road systems. I will also result in additional flooding and road congestion as well as destruction of green spaces and increased nett carbon with the destruction of fields trees ponds and biodiversity. Also some sites identified for building hold archeology that should be saved. All the above will of course have a detrimental effect of the local population and wildlife that both live and utilise these precious green areas.</p> <p>The proposal to build 3500 homes on what what is nearly all green belt land will cause untold destruction and damage to neighbouring areas as increased water flow into the river Irwell that is already stressed as has been witnessed by recent flood events. The fields identified for building are currently huge sponges holding vast quantities of water that will have to be drained to river. The area is home to many species of flora and fauna some of which are quite rare or protected (i.e. Great Crested Newt). The area is used by the local population and those from further afield as a recreational area for the physical and mental wellbeing.</p> <p>The view of Walshaw Parish Church is an iconic view in the re that would disappear if this development went ahead. The local road network is already under great strain with long queues at busioer times, the additional traffic will not only cause more pollution and increased carbon and noise once again having a detrimental affect on the population.</p>
Family Name	Brooks
Given Name	Michael
Person ID	1287385
Title	JP-D1 Infrastructure Implementation
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.	Due to the size of the greenbelt sites allocated within the plan it is highly unlikely that the infrastructure can be provided in good time to bring these sites forward within the plan period. This would make the plan undeliverable within the plan period hence making it unsound.
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.	Smaller sites should be considered that would come forward faster like brownfield sites that already have substantial infrastructure provided close by.
Family Name	Brooks
Given Name	Michael
Person ID	1287385
Title	JP-D2 Developer Contributions
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.	It is very well documented that once a site is approved for development it can be reviewed at a later date with a viability assessment. Local councils have very little control after a site has been approved for houses and it is common practice for a developer to change the number of homes on the site, density, type and number that are classed as affordable. In some extreme cases a developer can state inflated development costs and no section 106 payments will come forward.
Redacted modification - Please set out the modification(s) you consider necessary to make this section of the	Local council authorities need to enter into more housing partnership projects and develop the land they own instead of selling it and losing control. Salford Council has now created it's own housing building company that will deliver affordable homes on land they own and other councils should follow suit.

plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.	
Family Name	Brooks
Given Name	Michael
Person ID	1287385
Title	Bury - Green Belt Additions
Type	Web
GBA Bury - Tick which Green Belt addition/s within this District your response relates to - then respond to the questions below	<p>Bury GBA03 Pigs Lea Brook 1</p> <p>Bury GBA04 North of Nuttall Park</p> <p>Bury GBA05 Pigs Lea Brook 2</p> <p>Bury GBA06 Hollins Brook</p> <p>Bury GBA07 Off New Road, Radcliffe</p> <p>Bury GBA08 Hollins Brow</p> <p>Bury GBA09 Hollybank Street, Radcliffe</p> <p>Bury GBA10 Crow Lumb Wood</p> <p>Bury GBA11 Nuttall West, Ramsbottom</p> <p>Bury GBA12 Woolfold, Bury</p> <p>Bury GBA13 Nuttall East, Ramsbottom</p> <p>Bury GBA14 Chesham, Bury</p> <p>Bury GBA15 Broad Hey Wood North</p> <p>Bury GBA16 Lower Hinds</p>
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.	Net greenbelt additions would appear to be nothing but a play on numbers to promote the plan as protecting more greenspace. A lot of the new greenbelt additions are currently not viable for building. This is simply an exercise to take away the protection of greenbelt from useable open greenspaces and apply them elsewhere in the borough to give the impression that the overall net greenbelt percentage loss is less.
Redacted modification - Please set out the modification(s) you consider necessary to	Leave the greenbelt boundaries unchanged and present the true loss of greenbelt land in any further proposals.

make this section of the plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.