

Places for Everyone Representation 2021

Family Name	Preston
Given Name	Jonathan
Person ID	1287285
Title	Stakeholder Submission
Type	Web
Family Name	Preston
Given Name	Jonathan
Person ID	1287285
Title	JPA 19: Bamford / Norden
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Unsound
Compliance - Legally compliant?	Yes
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>I believe that JPA 19: Bamford/Norden is unsound as it does not comply with PfE Objectives 7 and 8 and 6 out of 7 of the Site Selection criteria. The current proposal uses green belt land and is, therefore, not a sustainable development and inconsistent with NPPF Chapter 13.</p> <p>The site is not justified, not positively prepared and not consistent with national policy. There should be exceptional circumstances needed to build on green belt and there is no unmet housing need in Rochdale. The developers have not proved that the circumstances are exceptional in order to use the green belt. Other brown field sites should be reviewed before building on green belt.</p> <p>Building should be proposed closer to transport hubs before building 450 executive homes on a green field site.</p> <p>The site is not justified and not consistent with national policy as the traffic impact in the area will be huge and inconsistent with a low carbon economy. The site fails compliance with PfE Objective 7. We should be adapting to a low carbon economy and NPPF Chapters 2 (paragraph 8) and 9.</p> <p>The Metro and railway station is 6Km away and public transport links are poor in the area. The increase in car use will result in increased CO2 emissions and is unsustainable. This is particularly important as there is a primary school within 150m of the site which is an air quality management zone. The traffic assessments are overly optimistic and the existing roads will not accommodate another 900 cars. The current proposal will increase the congestion on the already congested War Office Road.</p> <p>The site does not comply with PfE Objective 9 and is not consistent with NPPF Chapter 8 (paragraph 95) and is not justified and not consistent with national policy. There is no proposal for additional schools near the site and existing schools are already full. It is critical that there is sufficient school places for local needs.</p>

	<p>Flooding is a problem on the proposed site and therefore, it fails to comply with PfE Objective 2 one is not consistent with NPPF Chapter 14. The site is not justified and not consistent with national policy as the assessment of flood risk is unrealistic. There is flooding on the site every year which is often severe. There are springs running through the site which consists of heavy clay. The local street names (e.g. Clay Lane and Springbank Lane) indicate this. Building on green belt land means concreting over fields, uprooting mature trees and removing hedgerows which not only increases flooding risk but also deprives insects, birds and wildlife of a valuable habitat.</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 modification I am seeking is for JPA 19 Bamford/Norden to be removed from the PfE.</p>