

<b>Family Name</b>	Ratchford
<b>Given Name</b>	Linda
<b>Person ID</b>	1287027
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Family Name</b>	Ratchford
<b>Given Name</b>	Linda
<b>Person ID</b>	1287027
<b>Title</b>	JPA 19: Bamford / Norden
<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>	Yes
<b>Compliance - In accordance with the Duty to Cooperate?</b>	Yes
<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>The site is publicly accessible green belt land and is protected by national planning policy.</p> <p>The existing roads are not wide enough so will not accommodate all the extra traffic 450 executive detached houses will give as well as producing unacceptable levels of CO2.</p> <p>If Norden Road is made one way it will greatly affect access to Highlands Road &amp; Spencer Lane as well as increasing the volume of traffic on these narrow roads.</p> <p>Existing schools are already full and there are no plans to develop additional new ones.</p> <p>Doctors surgeries are already extremely busy so trying to accommodate the inhabitants of a further 450 houses is not acceptable.</p> <p>Excellent sports facilities will be removed and deprive young people"s enjoyment as well as keeping them healthy by taking part.</p> <p>The site can flood, sometimes severely. Removing trees and hedgerows and covering open fields that would normally soak up flood waters could lead to potential flooding.</p> <p>Bottom line. This is green belt land and there is plenty of brownfield land which could be built on instead. The Government have stated they want more houses suitable for first time buyers. Building 450 detached executive houses on green belt land is totally unacceptable.</p>
<b>Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant</b>	The site is not justified, not positively prepared and not consistent as it is green belt land which is protected by national planning policy.

**and sound, in respect of any legal compliance or soundness matters you have identified above.**