

Places for Everyone Representation 2021

Family Name	Rigby
Given Name	Anthony
Person ID	1286385
Title	Stakeholder Submission
Type	Web
Family Name	Rigby
Given Name	Anthony
Person ID	1286385
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?	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>There is no justification building on This green belt land, there are brownfield sites available.</p> <p>Social, low cost housing is required in Rochdale not 350k + properties.</p> <p>The site fails to comply with PfE 7&8 and 6 out of the 7 site selection criteria. It is not consistent with sustainable development and NPPF chapter 13.</p> <p>It is not inline with national policy because there is no unmet housing need across Rochdale to justify building on Greenbelt land. Don't developers have to prove exceptional circumstances to build on Greenbelt land and must demonstrate other options have been examined this is not he case.</p> <p>Rochdale has lots of Brownfield sites that could be considered and more likely will become available as we emerge from lockdown.</p> <p>Traffic</p> <p>the site fails to comply with PfE Objective 7 is not consistent with adapting to climate change. Moving to low carbon economy and NPPF Chapters 2 para 8 and 9</p> <p>The site is not accessible to either the Metro (6km away) of local train stations therefore will significantly increase traffic pollution and CO2 and is not sustainable.</p> <p>There is an air quality management zone within 150 m of the site next to a primary school which would worsen if this site went ahead. Risking the health and well being of children living in the local area.</p> <p>Local roads cannot sustain the current levels of traffic with cars queued on Norden Road already. Introducing a one way system will increase traffic on local nearby roads increasing pollution and risk accidents.</p>

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	<p>Schools there are not enough places in local primary and secondary schools in the local area. The development will mean further challenges for local families and school places.</p> <p>Flooding</p> <p>The site fails to comply with PfE Objective 2 and is not consistent with NPPF chapter 14</p> <p>The site is not justified not effective and not consistent policy</p> <p>The assessment of the flood risk for the site does not fit with reality. The site has some degree of flooding every year sometimes severe.</p> <p>The site is heavy clay and has natural springs running through it as indicated by adjacent road names Clay Lane, and The Springs.</p> <p>Building on protected green belt land means concreting over open fields and removing hedgerows and mature trees that will soak away the flood waters and therefore will pose a significant flood risk.</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>Tis development should not go ahead as there are other brownfield sites that should be considered. We should not build on greenbelt land, remove important leisure facilities and create additional traffic which means more pollution impacting on health of people living in the local area.</p> <p>This development will destroy the local environment, the very thing that makes the area what it is.</p>