

<b>Family Name</b>	Sarbutts
<b>Given Name</b>	Nigel
<b>Person ID</b>	1286754
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Family Name</b>	Sarbutts
<b>Given Name</b>	Nigel
<b>Person ID</b>	1286754
<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 proposal fails on several grounds:</p> <ol style="list-style-type: none"> <li>1. A lack of public transport options which will encourage private car use in area where there is already air quality management zone. The site fails to comply with PfE Objective 7 and is not consistent with adapting to climate change, moving to a low carbon economy and NPPF Chapters 2 (para 8) and 9</li> <li>2. Schools: There is no proposal for additional schools on this site and existing schools are already full. The site fails to comply with PfE Objective 9 and is not consistent with NPPF chapter 8 (para 95)</li> <li>3. Housing need/mix: Rochdale already has sufficient land to meet its need for 8048 new homes. The priority need is for affordable homes whereas this proposal provides only executive homes for which there is no unmet local need. It is profit, rather than socially driven. The site fails to comply with PfE Objective 2 and is not consistent with NPPF Chapter 2.</li> </ol> <p>The site is not positively prepared, not justified and not consistent with national policy</p> <ol style="list-style-type: none"> <li>4. Climate Change: The site conflicts with Rochdale Borough Council declaring a climate emergency in 2019. Not only does the site not meet any housing need, car reliant executive homes produce on average twice the CO2 emissions of more dense housing close to sustainable/public transport. This site fails to comply with PfE Objective 8 and is not consistent with NPPF Chapters 2, 9 and 14.</li> </ol> <p>The site is not justified and not consistent with national policy.</p> <ol style="list-style-type: none"> <li>5. Leisure and Health: As well as organised sport, the site provides heavily used footpaths and greenspace which would be lost to the detriment of physical and mental health. The site fails to comply with PfE Objectives 7, 8 and 10 and is not consistent with Chapter 8 of NPPF.</li> </ol>

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