

<b>Family Name</b>	Threlfall
<b>Given Name</b>	Carole
<b>Person ID</b>	1287126
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Family Name</b>	Threlfall
<b>Given Name</b>	Carole
<b>Person ID</b>	1287126
<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>I strongly object to the development of this greenbelt land. There is no unmet housing need in Rochdale to justify building on this protected greenbelt land. There are many, so far unused, brownfield sites which should have been prioritised for development. This is a beautiful rural area with an impressive abundance of wildlife, flora and fauna. Also, the destruction of trees and hedgerows would exacerbate the existing flood risk. The area is much loved and used by not only the local community but also by visitors to the area. It is also an important amenity in terms of the mental health of the community. There would also be a heavy burden on the local community in terms of the lack of school places - the local school being at capacity - and the addition of a forecasted extra 900 cars on an already congested minor road. The increased volume of traffic of course adding to CO2 emissions and local air pollution which would, as studies have shown, have a detrimental effect on the health of the local children.</p> <p>I assume that this protected greenbelt land is being developed instead of more appropriate brownfield sites because someone or organisation is making a considerable amount of money out of its development; and that this profiteering is at the heavy cost of the health and wellbeing of the local community and the loss of a beautiful area, that can never be replaced.</p>
<b>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</b>	For the reasons given above I request the removal of JPA19 from the PfE.

**you have identified  
above.**