

Family Name	Hindle
Given Name	Janette
Person ID	1286960
Title	Stakeholder Submission
Type	Web
Family Name	Hindle
Given Name	Janette
Person ID	1286960
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.	I don't think that it can be justified to build on greenbelt land when there are other sites that have not been developed in Rochdale that are not greenbelt which should be a priority to use first. Building extra houses here will considerably increase traffic & pollution- there is a primary school in close proximity to the proposed land which will suffer from more decreased air quality and increased CO2. The site isn't near to rail or metro stations & the existing roads are already under considerable strain & suffer heavily with congestion. Aiming these houses at the higher end of the property market will attract more families with bigger and more cars per household. Looking to build here are proposals for 450 detached executive homes. Estimates for this would be well over 900 extra cars. Our existing schools are already over subscribed and there is nothing in the plans to show intent to build more which will mean travelling out of the area, again increasing traffic & pollution. The proposed land is heavily used by walkers & pet owners and is full of diverse wildlife which will suffer with the loss of available fields, hedgerows and woods. It's also a hub for local sports & recreation who will lose the land. The land itself is prone to regular flooding & is heavy clay and is not suitable to sustainably build on. All of the proposals are not justified and are inconsistent with the relevant national policies. There is no proof that developers have demonstrated that they have exhausted all other options without the need to resort to building on greenbelt land. More sense would be demonstrated by developing brownfield sites closer to transport hubs.
Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant and sound, in respect	I want to see JPA 19 Bamford/Norden to be removed from the PFE

**of any legal compliance
or soundness matters
you have identified
above.**