

Family Name	Azam
Given Name	Farooq
Person ID	1286534
Title	Stakeholder Submission
Type	Web
Family Name	Azam
Given Name	Farooq
Person ID	1286534
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 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>As a country which prides itself on having robust policies & procedures in place to ensure compliance in sectors which could otherwise be exploited, it would be immoral and wrong to disregard the fact the site is a publicly accessible green belt area, which is protected by national planning policy, which is an important piece of legislation to prevent over development and more importantly development of green belt space.</p> <p>The developers have failed to demonstrate beyond reasonable doubt exceptional circumstances to build on green belt land by demonstrating they have examined all other reasonable options.</p> <p>At a time when we are being encouraged by central government to reduce our carbon foot print, this development does not promote sustainable transport and will significantly increase single use car journeys and CO2 emissions. there is no easy access to the metro or train options as most employment options are in Manchester, Leeds or Liverpool.</p> <p>This site is an important local amenity housing Football, Cricket and Tennis clubs and the site is well used publicly accessible green belt land, REDACTED TEXT the proposed site is the only accessible place close to home where they can safely navigate to without having to avoid an obstacle course of cars and busy roads, this housing proposal will take the independence and safety net away, as they are both familiar with the surroundings which they have used since they were children.</p> <p>The addition of 450 homes will lead to an additional 900 or more cars, leading to increased pollution levels and congestion which is progressively getting worse every year especially near Bamford Academy, Martlett Avenue and Norden Road.</p> <p>Since the housing developments of Caldershaw estate in the late 90s early 2000 the volume of cars travelling down Norden Road has increased</p>

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substantially as people try to get to Manchester or the M62 from Heywood by avoiding the traffic jams on Edenfield Rd.

There is no acute shortage of large detached executive homes in Rochdale, the acute shortage is for truly affordable homes, the younger generation need affordable housing close to excellent transport links, at a time where Transport costs are increasing (Both Public & Private) i.e fuel insurance, Rail, Bus and wages have remained stagnant, the emphasis should be on cheaper homes close to town centers and within walking distance of public transport,