

<b>Family Name</b>	Bingham
<b>Given Name</b>	Helen
<b>Person ID</b>	1286218
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Family Name</b>	Bingham
<b>Given Name</b>	Helen
<b>Person ID</b>	1286218
<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>Do you know why these large Developers do not want to accept that Brownfield sites are suitable? It's because they are money grabbing compares who only care about lining their pockets by building houses that cost hundreds of thousands of pounds!! The plan is unsound because these developers have not demonstrated that they have examined all other reasonable options – a Councillor has reported that the 95% of the total number of houses for the Rochdale Borough could be built on Brown field sites!!!!!! many other brownfield sites have not even been considered and other brownfield sites could have the densities increased, again saving precious Green belt land. In addition there are no exceptional circumstances to justify building 450 executive detached houses on protected green belt land in the Bamford. The site fails to comply with PfE Objectives 7 and 8 and is not consistent with sustainable development and NPPF Chapter 1 and the site is not justified and not consistent with national policy.</p> <p>I am aware Rochdale Council have serious climate concerns, the area's mortality is attributed to air pollution and the contributing factors are business, domestic and vehicles!!! The Green field sites listed as suitable already has 2 primary schools very nearby and inadequate roads for an expected extra 1200+ more vehicles! There is also an air quality management zone within 150m of the site which will become significantly worse if this site is developed. One suggestion being suggested is that 2 roads are made one way, yet another unsound proposition as this then focuses pollution/C02 omissions in those areas due to cars being concentrated on these 2 roads!! The site is also not near a metro link or railway station to try and encourage less use of cars!</p> <p>My family and I REDACTED TEXT in Bamford, we purposely moved from Manchester to live in an area that offered us the opportunity to go for walks into the surrounding area bringing a quiet country feel to our lives. We regularly use the proposed site to go for walks to help improve our health</p>

and wellbeing as well as attending regular cricket matches at Bamford cricket ground. Our lives have been enhanced with these facilities and no doubt other families have also benefited too.

Since moving into the area we have experienced a daily increase in larger vehicles using War Office road, these are mainly HGV Lorries delivering goods to Tesco at Bamford precinct. These vehicles cause our houses to shake and we can already see slight cracks and movement in our porches and general house condition! As I have already pointed out, if roads are changed to one way to TRY and accommodate extra vehicles this will impact on mine and many other people's property structures and our health wellbeing!

The grounds the houses are built on is very poor and consists of clay and sand, we have recently had to have piling installed so we could replace our conservatory with a brick built extension – 1 x pile went down into the ground by 7metres! Having to go down so far on a further site could affect the water table plus other natural defenses and could cause flooding around the area and a further increase in traffic will only cause even more issues if the ground is bombarded with more traffic and general household requirements (waste collections, sewage etc.) as well as increased pollution

The current infrastructure is already struggling to cope with the amount of traffic coming through Norden & Bamford. Traffic backs up from approx. 7.30am from the Junction of Bury Road and War office road, regularly queueing back to the old post office, it also has to cope with cars using Spencer lane as a cut through to Norden road to try and avoid the bottle neck at the junction, these cars often driving on the wrong side of the road to overtake queueing traffic on War Office Road. All this does is makes the traffic queueing down Norden road worse than it already is! Not only do these bottle necks appear each morning, the same occurs in the evening, traffic travelling down Queens park road is backed up past the park and is also bumper to bumper on Bamford road, all vehicles trying to get to Bury, Bamford or Norden. To expect another possible 1200 cars to use these roads is a joke and is not sustainable - 1200 could increase to over 2000 if the houses built will accommodate larger families! 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 and the site is not justified and not consistent with national policy.

Also an increase in residents will also impact on already oversubscribed doctors/dentists/schools with waiting times increasing to get an appointment. The GP surgery nearest to Bamford was listed as one of the worst from a recent survey, unavailability of appointments will only worsen if the population in the area increases!

Recent flooding has also impacted on local Brown and Greenbelt sites that have been singled out for housing, building on these areas will surely force the flood water to encroach on other areas and houses, this is totally not acceptable.

**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.**

For JPA 19 Bamford/Norden to be removed from the PfE.