

Places for Everyone Representation 2021

<b>Family Name</b>	Bolton
<b>Given Name</b>	Paul
<b>Person ID</b>	1286799
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Family Name</b>	Bolton
<b>Given Name</b>	Paul
<b>Person ID</b>	1286799
<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>In not particular order;</p> <p>Traffic - the site is not justified and not consistent with national policy fails to comply with Pfe Objective 7. The site is not situated near any transport links - its not near the tram &amp; train station. The existing road is already extremely busy especially in the morning between 7:30am and 9:00am. Making Norden Road one way will force all the traffic down one road which will make War Office Road and Bury Road even busier than it is now. Will only add to the air quality.</p> <p>GREEN BELT - the site fails to comply with Pfe Objective 7 &amp; 8. The site is not justified, not positively prepared and not consistent with national policy. There is enough land in Rochdale to develop houses without the need to use Green Belt land.</p> <p>Have Developers proven that there are exceptional circumstances to build on Green Belt Land?</p> <p>Have all other sites been exhausted?</p> <p>Schools / Doctors - the site is not justified and not consistent with national policy - fails to comply with Pfe Objective 9. There is not provision for additional schools and Doctors - its already near impossible to get an appointment with a Doctor. The existing schools are already full.</p> <p>Flooding - the site fails to comply with Pfe Objective 2 - the site is not justified and not consistent. The site already has a large degree of flooding each year - is this going to be explained to the purchasers as this could make any development uninsurable. Covering over protected green belt fields will only add to the problems as these are used as soak aways at present.</p>
<b>Redacted modification - Please set out the modification(s) you</b>	For JPA 19 Bamford & Norden to be removed from the Pfe.

**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.**