

Places for Everyone Representation 2021

Family Name	Brown
Given Name	Barbara
Person ID	1286320
Title	Stakeholder Submission
Type	Web
Family Name	Brown
Given Name	Barbara
Person ID	1286320
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?	No
Compliance - In accordance with the Duty to Cooperate?	No
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.	<p>There is no unmet housing need across Rochdale to justify building on this site which is protected green belt land.</p> <p>Developers should prove exceptional circumstances to build on green belt land by demonstrating they have examined all other reasonable options.</p> <p>Many brownfield sites are not included and many more will become available as we come out of the pandemic, these should be used in priority to protected green belt.</p> <p>Densities on existing brownfield sites should be increased.</p> <p>Therefore, other reasonable options exist and there are no exceptional circumstances to justify building 450 executive detached houses on protected green belt land.</p> <p>The site fails to comply with PfE Objectives 7 and 8 and is not consistent with sustainable development and NPPF Chapter 13.</p> <p>The site is not justified and not consistent with national policy.</p>