

Places for Everyone Representation 2021

Family Name	Chapman
Given Name	Janine
Person ID	1286838
Title	Stakeholder Submission
Type	Web
Family Name	Chapman
Given Name	Janine
Person ID	1286838
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.	<p>Response to Question 94 -JPA 19 Bamford/Norden</p> <p>REDACTED TEXT</p> <p>Our family are local residents of the Bamford area and object strongly to the proposed building of executive homes on our local green belt land. The JPA 19 Bamford/Norden is unsound and requires removal from the PfE. The site fails to comply with PfE objective 2 and is not consistent with this. The plan is not positively prepared, not justified, not consistent with planning policy and not effective, this is qualified by the following:</p> <p>-Loss of our green space and the impact of this upon our community as a whole. In March 2021 over 2,000 walkers, cyclists and Horse-riders used the pathways within our green belt in a week; this alone shows the importance of this green belt land to many, providing the "country side next door", also, the green belt land serves the purpose of preventing urban sprawl. The negative impacts of urban sprawl are loss of farm land and agriculture, loss of native wildlife (including insects, flowers, tress, hedgerows and animals). Urban sprawl directly impacts the increase of car usage, the neglect of older parts of the town and causes the country side to become increasingly difficult to access.</p> <p>The green belt land supports local biodiversity and heritage; furthermore it captures carbon emissions, provides space for water to prevent flooding and protects our water supply. Therefore building of executive homes on this site fails the objectives 7, 8 and 10 of the PfE and chapter 8 of NPPF.</p> <p>-JPA 19 Bamford/Norden includes areas of natural flooding/waterlogging -this will further be impacted by the removal of the hedgerows, trees and natural vegetation. The site consists of areas of heavy clay and natural springs, therefore will lead to future problems of structures built on this land. This fails the PfE objective 2 and is not consistent with NPPF chapter 14.</p>

-There are no plans to include any additional educational facilities within the JPA 19 Bamford/ Norden. School places local to the area are already stretched. Many high school children require travelling out of the local area via car or bus route to attend secondary education. This fails to comply with PfE objective 9 and is not consistent with NPPF chapter 8 (para 95).

-The general health and well-being of the local community has not been considered. Firstly, the green belt land provides many people with the space to exercise and de-stress. This has a positive impact on the general health of the population.

-The Joint strategic needs assessment in Rochdale identified 68.8% of adults are classified as obese; this is higher than the national average. 1 in 3 11 year olds are overweight and we have the highest number of obese 4-5 year olds in the country. Green and open space is directly associated with the promotion of physical activity and in turn reduces the health risks within a community. The removal of our vital green belt will directly impact the health of our community. This alongside the overstretched GP services, dentists, Community nursing services and hospitals locally will condemn us to a future lacking in health resources that are accessible at the right time, furthermore, the emissions from the additional traffic will increase the levels of Nitrogen dioxide in the local area. Studies have shown that the risks of developing asthma or further complications of asthma are greatly increased with the levels of nitrogen dioxide outside the home. Asthma is the most common long term condition in children and one of the biggest causes of hospital admission amongst young people. To add, there is an air quality management zone within 50 metres of the site (next to a school!!), which will be directly impacted.

Following the pandemic mental health services are at capacity and emotional /mental health issues are on the rise. The ability to destress and recharge by being in the countryside and around nature will be lost for many.

-The current bus services are pressured, particularly at peak times. Distance from the nearest metro link/train service is over 6km away, therefore car usage is probable. Building 450 executive homes in this area will increase traffic by approximately 900 more cars on roads that are already congested. The site fails to comply with PfE objective 7 and is not consistent with adapting to climate change, moving to low carbon economy and NPPF Chapters 2 (Para 8 &9).

-Sports and leisure facilities will be directly impacted and it will involve building on football pitches. My children both have received benefit from playing for the local football teams on these pitches. Even if these pitches are moved, this will take a time and will potentially cause the current clubs to fold. This does not only impact the club directly, but other clubs that would play in the same league.

-It is noted in the area there are many executive style homes for sale. There is currently no short fall of this type of housing in the borough. There is no exceptional circumstances proved by the developers to build on green belt land, therefore this allocation should be removed from PfE as this site id publicly accessible greenbelt land which is protected by national planning policy.

In conclusion we strongly disagree and object to the JPA 19 Bamford/Norden due to the blatant failure to comply with objectives set out in PfE and inconsistency with NPPF and the site being ill-prepared, unjustified, ineffective and inconsistent with national policy.

Redacted modification - Please set out the modification(s) you consider necessary to make this section of the

The modification we are seeking is for JPA 19 Bamford/Norden to be REMOVED from the PfE

plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.