

Places for Everyone Representation 2021

Family Name	Collins
Given Name	Louise
Person ID	1287115
Title	Stakeholder Submission
Type	Web
Family Name	Collins
Given Name	Louise
Person ID	1287115
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>I consider the plan for Bamford and Norden to be unsound. I believe that this proposal fails to meet several of the objectives of "Places for Everyone" particularly objectives 2, 6, 7 and 8. I have picked out below just a few of the actions indicated as necessary to achieve those objectives and which I believe the proposal for Bamford and Norden fails to deliver.</p> <ul style="list-style-type: none"> -Enhance special landscapes, green infrastructure, biodiversity and geodiversity; -Improve access to the natural environment and green spaces including parks; -Promote the role of green space in climate resilience and reducing flood risk. -Prioritise the use of brownfield land; -Focus new homes in the Core Growth Area and the town centres; -Focus new homes within 800m of public transport hubs; -Promote sustainable patterns of development that minimise the need to travel and contribute to cleaner air; -Prioritise sustainable modes of transport to reduce the impact of vehicles on communities. -Locate and design development to reduce car dependency; <p>I am not opposed to building new houses where there is a need and where the area is appropriate. However, this proposal would destroy precious greenbelt that should be protected from development. I am surprised that planning policy would allow this development to go ahead. This green space is well used and loved by the local community for various activities such as walking, cycling and horse riding. Children and families use it to play games. I walk in this area most days and see countless different people benefiting</p>

from the land. Building on this land would deprive people of these opportunities. The sense of joy and peace that having this area nearby brings to me, and I'm sure many others, can't be measured and could never be replaced if these plans go ahead. I am not an environmental expert but I fear there could be an increase in flooding if this open land is built on - local roads, particularly Norden Road, have already suffered from flooding in recent years.

My second key concern is the additional traffic that would be generated. This has implications for noise, safety, congestion and air quality. I appreciate that some improvements to the transport network are planned but I do not believe they go far enough to combat these problems. High speed bus links to Manchester, which I believe are in the plan, would be welcome. But that alone will not drive a modal shift while the car is cheaper and more convenient for most. Links to Manchester and elsewhere by train are also not ideal with poor connectivity between modes and an inability to go direct to stations in Manchester other than Victoria. It is hard to believe that residents of the proposed new housing would not, for the most part, choose cars as their preferred mode of transport.

Norden and Bamford are villages with many narrow lanes, legacy of a time with less traffic and more farmland. They already struggle to cope with the volume of traffic and parked cars. The street I live on suffers from traffic noise particularly at peak times and I believe this could get much worse as it is likely to be used by residents of the new housing. There are often long queues on the roads between Bamford/Norden and Rochdale, Heywood or Manchester - it is hard to imagine that this won't be exacerbated by new development in this area. More cars in these villages will make it even harder for children to play safely in their local area and to walk to school in safety.

Overall I do not believe that this development is justified and consistent with planning policy

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.

JPA 19 Bamford/Norden to be removed from Places for Everyone