

Places for Everyone Representation 2021

Family Name	Collins
Given Name	Rodney
Person ID	1287087
Title	Stakeholder Submission
Type	Web
Family Name	Collins
Given Name	Rodney
Person ID	1287087
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>This is valued green belt surrounded by existing houses and provides somewhere for locals to walk and play without having to go in a car.</p> <p>Building in this area will not meet any housing needs in Rochdale as the houses will be expensive executive houses not low cost starter homes.</p> <p>Local brownfield sites have not been fully developed and would meet any unmet housing needs in Rochdale.</p> <p>The site has no easy access to trams or trains resulting in increased traffic travelling to the relevant stations.</p> <p>Air quality is already a concern for the local primary schools</p> <p>The local roads are already struggling to accommodate traffic. More housing will make the problem unmanageable particular on the through roads to Bury and Norden</p> <p>Local schools and GP practices are already over subscribed.</p> <p>This area is subject to flooding building houses on it will push the problem elsewhere.</p> <p>There are large number of underground springs and bore holes which will be disturbed again pushing the current well established flow of water elsewhere.</p>
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	The modifications I am seeking is for JPA 19 Bamford/Norden to be removed from the PfE

**you have identified
above.**