

Places for Everyone Representation 2021

Family Name	Crook
Given Name	Leigh
Person ID	1286361
Title	Stakeholder Submission
Type	Web
Family Name	Crook
Given Name	Leigh
Person ID	1286361
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>-The building of 450 houses will significantly increase commuter traffic. From 7am Bamford Rd is already at a standstill.</p> <p>-Extra vehicles means poorer air quality, especially in rush hour.</p> <p>-There is not the local services in place, such as transportation links, availability of school placements to meet current demand let alone from 450 new houses/families.</p> <p>-The shortage of housing in Rochdale is for smaller affordable houses not executive houses build on historic greenbelt.</p> <p>-Brown sites all around Rochdale have not been fully investigated due to reduce profitability for builders and potential greater difficulties in site access.</p> <p>-The proposed one-way system for traffic is not practical on the grounds of traffic volume and pollution</p> <p>-I am concerned regards the shifting of natural water table and future flooding in an area that historically floods and can only get worse with climate change.</p> <p>-The proposed build will retain fields for recreation however once the green belt status is removed then these can be built on in the future only adding to the above-mentioned concerns.</p> <p>-The existing electrical pylons over the land will be a health risk.</p> <p>-The building on green belt will remove the wildlife. The loss of habitat for deer, birds of prey, foxes, wildflowers in the hedgerows and the loss of trees effecting climate change and increasing flooding</p> <p>-I fear that with such a large site which can accommodate more than 450 houses, this is only the first phase by the builders to eventually build on the whole site.</p> <p>-Building executive homes on a greenbelt gives greater profit for the builders but does not meet the true housing needs of Rochdale.</p>

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	<p>-The proposed build goes against the National policy on climate change, building houses that do not meet local needs is against National Housing policy.</p> <p>-The build against traffic control and environmental damage when compared to National climate and building policy.</p>
<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 you have identified above.</p>	<p>The proposed build any houses on the identified greenbelt to be rejected and JPA 19 Bamford/Norden to be removed from the PfE</p>