

Places for Everyone Representation 2021

Family Name	Crossley
Given Name	Antony
Person ID	1286239
Title	Stakeholder Submission
Type	Web
Family Name	Crossley
Given Name	Antony
Person ID	1286239
Title	Our Vision
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>It is not brownfield land, it is more than 800m from a transport hub, it is of high risk of flooding.</p> <p>This proposal fails on 4 out of 5 objectives in strategic objective 2.</p> <p>In response to Strategic objective 7 - How exactly does building 250 houses on a field of grass reduce carbon emissions?</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.	This proposal need to be withdrawn.
Family Name	Crossley
Given Name	Antony
Person ID	1286239
Title	Our Strategic Objectives
Type	Web

Places for Everyone Representation 2021

Soundness - Positively prepared?	Unsound
Soundness - Justified?	NA
Soundness - Consistent with national policy?	NA
Soundness - Effective?	NA
Compliance - Legally compliant?	No
Compliance - In accordance with the Duty to Cooperate?	No
Family Name	Crossley
Given Name	Antony
Person ID	1286239
Title	JPA 21: Crimble Mill
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>The land is green belt, often, during the year the field floods and slows the rate of drainage into the river Roach. Without this, homes will flood further downstream. The council is failing in its duty of care for its residents.</p> <p>The access is poor, Crimble Lane is a Bridleway, it's steep, narrow, has tight corners and cannot be widened in places due to borders with existing properties.</p> <p>The notion that the profits from building on the field will subsidise the re-development of Crimble mill is utterly far-fetched. Developers have to sell properties at market value and there is just not the profit margin available for the vast expense of redeveloping the Grade 2 listed mill, which is in an appalling state and installing the necessary flood defences to make it habitable.</p> <p>In Heywood there is no Metrolink, no network railway station and the surrounding roads are congested. In the past, when developers have sought advice on the likelihood of building on this land, the council stated that the infrastructure would not support the additional traffic. Since then nothing has changed.</p>
Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant	<p>The Crimble Mill scheme should be withdrawn.</p> <p>In the Rochdale area, there is a surplus of retail property. This property could be demolished and redeveloped for housing.</p>

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