

Places for Everyone Representation 2021

Family Name	Garner
Given Name	Elaine
Person ID	1286697
Title	Stakeholder Submission
Type	Web
Family Name	Garner
Given Name	Elaine
Person ID	1286697
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>Green Belt.</p> <p>While I fully understand there is considerable demand for housing in Greater Manchester I do not believe this particularly applies in Rochdale. What demand there is more for social housing which would be better located on the numerous brownfield sites closer to the town centre, public transport, shopping facilities etc. There is certainly no unmet housing need that justifies building 4 and 5 bedroom executive homes on protected green belt land.</p> <p>There are other sensible development opportunities on existing brownfield sites in the Borough and in the circumstances developing this area of green belt land cannot be justified nor is it consistent with national policy.</p> <p>Traffic.</p> <p>The development proposed will generate a large volume of vehicular traffic which can not be accommodated on the existing highway network. The suggested one way system along Norden Road will result in a huge increase in traffic along War Office Road In addition to vehicles from this site all the traffic from Norden will then be forced down War Office Road resulting in massive congestion and a significant deterioration in the already poor air quality. This is clearly not consistent with national policy.</p> <p>Schools.</p> <p>I understand it is national policy that there should be sufficient choice of school places available to meet local needs. All the local schools are full and there aren't any proposals to provide additional schools near this site. Considering the governments commitment to improve our children's education, this scheme is not justified and is inconsistent with national policy.</p>
Redacted modification - Please set out the modification(s) you	JPA 19 Bamford/Norden to be removed from the PfE.

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.