

Family Name	Garner
Given Name	John
Person ID	1286398
Title	Stakeholder Submission
Type	Web
Family Name	Garner
Given Name	John
Person ID	1286398
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>1.Green Belt.</p> <p>Development of the site is not justified and is not consistent with national policy. Rochdale does not have any significant unmet demand for additional housing on the scale proposed. If there is a requirement for more housing it is for more affordable homes which are better located closer to public transport. There are many brownfield sites which could meet this need and these should be used before development on protected green belt is permitted. This is the last remaining publicly accessible Green Belt land in Bamford and I don't believe there are ant exceptional circumstances which justify the development proposed. A further point which should be considered is that if the easy option of developing green belt land is permitted the more challenging brownfield site will be left as a continuing eyesore throughout the Borough.</p> <p>2.Schools.</p> <p>The site is not justified and consistent with NPPF chapter 8 (para 95)</p> <p>Existing schools are already full and as far as I am aware there are are no plans to provide additional schools within the immediate area.</p> <p>3.Traffic.</p> <p>Most rush hour traffic generated from this site together with the sites identified in the adjacent area of Norden will commute along Norden Road towards Manchester or the M62 motorway. The proposed one way system along Norden Road will not cope with this volume of traffic and the knock effect of this traffic trying to negotiate its way down Queens Park Road through the already congested Heywood town centre will be a disaster. The highway network in this part of Rochdale has not changed for 150 years! If development on this scale is to be permitted very much more radical highway solutions are required including addressing the impact on the existing congestion in Heywood.</p>

	<p>4 Flooding.</p> <p>This site floods most years on occasion quite severely. The run off from seeing 450 houses built with the associated hard landscaping will make the existing problem significantly worse. The assessment of flood risk for the site is totally unrealistic and does not begin to address the problem. Development again is not consistent with national policy and not justified.</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 removal of JPA 19 Bamford/Norden to be removed from the PfE.</p>