

Family Name	Garside
Given Name	Michelle
Person ID	1287524
Title	Stakeholder Submission
Type	Web
Family Name	Garside
Given Name	Michelle
Person ID	1287524
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.	I strongly disagree with the proposed plan for JPA 19: Bamford/Norden for a number of reasons. Bamford Greenbelt is a lovely spacious piece of land. It's where people can go and enjoy the out door space and the land will also be known to give space to local wildlife. I can not see how building 450 executive detached houses will contribute towards a justifiable reason considering there is no need to build so many detached houses within the Rochdale borough. I am a local resident within the Bamford area. The traffic which runs along Norden Road and War Office road already gets congested, so if another 450 detached houses are built this will cause an un-bearable traffic pressure (many households have at least 2 cars so to think there will be an extra 1000 vehicles is worrying. A one way traffic system will be even worse and the air pollution will increase as there is no close accessibility to metro links/train stations therefore people will use their cars. This will be increasing air pollution which we are trying to reduce. Also, schools and doctors are already full. How can it be possible to accommodate the extra households? If our green belt is built on then it will be taking away the rural setting that we are so lucky to have. This allocation should be removed from the PfE because this is publicly accessible green belt land which is protected by national planning policy. There are many brownfield sites which have not been considered. The site has also failed to comply with many PfE objectives and is not consistent with sustainable development and the National Planning Policy Framework.
Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant and sound, in respect	The modification we are seeking is for JPA 19 Bamford/Norden to be removed from the PfE.

**of any legal compliance
or soundness matters
you have identified
above.**