Family Name	Geary
Given Name	Ian
Person ID	1286756
Title	Stakeholder Submission
Type	Web
Family Name	Geary
Given Name	Ian
Person ID	1286756
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.	There is no unmet need for executive house building across Rochdale to justify building on this site which is protected green belt land. The use of brownfield sites does not seem to have been taken into account. The site fails to comply with PfE Objectives 7 and 8 and is not consistent with sustainable development and NPPF Chapter 13. The site is not justified and not consistent with national policy (see PfE Objectives 7 and 8 : NPPF Chapter 13). Building houses on this green field site will definitely significantly increase single use car journeys and CO2 emissions. (See PfE Objective 7 and NPPF Chapters 2 (para 8) and 9). This green field site has a number of electric pylons crossing it which can cause health problems especially to children. (See PfE Objective 10 and NPPF Chapter 8). re: This site is an important local amenity for Football, Cricket and Tennis clubs and the site is very well used, publicly accessible green belt land. (See PfE Objectives 7, 8 and 10 : Chapter 8 of NPPF). This green belt site is an important environmental area with many bird species and animal species such as newts, voles, shrews, bats, badgers, dormice and hedgehogs. (See PfE Objective 8 and is not consistent with NPPF Chapter 15).
Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant	JPA 19 Bamford/Norden to be removed from the PfE.

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