

Family Name	Geary
Given Name	Sandra
Person ID	1286232
Title	Stakeholder Submission
Type	Web
Family Name	Geary
Given Name	Sandra
Person ID	1286232
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>I believe that this area is green belt land which is regularly used by the public - and has been for many years. (PfE Objectives 7,8 &10 : See Chapter 8 NPPF)</p> <p>I also believe that this site is protected under the national planning policy.</p> <p>The houses to be built on this green belt land are executive type homes which would be unaffordable to many. As there is no immediate access to trams or trains there would be greater traffic use in the area causing poorer air quality. (PfE Objective 7)</p> <p>The area supports a variety of animal life - because of the proximity of Ashworth Valley - which would be lost should this development continue. (PfE Objective 8 : NPPF Chapter 15)</p> <p>This green belt site cannot be justified and is not consistent with national policy.</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>I think that development should first be made on brownfield sites not green belt land.</p> <p>(PfE Objective 2 : NPPF Chapter 2)</p> <p>Rochdale Council declared a Climate Emergency in July 2019. This site does not comply with this because of probable greater vehicle emissions. (PfE Objective 8 : NPPF Chapters 2,9,14)</p> <p>There are clearly other options available notably on other brownfield sites and densities should be increased on sites closer to local rail/Metrolink services. (PfE Objective 2 : NPPF Chapters 2, 11, 13)</p>