

Family Name	Goffin
Given Name	Ian
Person ID	1286644
Title	Stakeholder Submission
Type	Web
Family Name	Goffin
Given Name	Ian
Person ID	1286644
Title	JPA 2: Stakehill
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Unsound
Compliance - Legally compliant?	No
Compliance - In accordance with the Duty to Cooperate?	No
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>Positively Prepared: The number of proposed new houses around the Slattocks area has increased from 900 to 1680 without any detailed evidence to support how this can be managed. There is no detailed evidence regarding how existing infrastructure, or new infrastructure could cope with this, such as roads, utilities, schools, drainage and medical practises.</p> <p>Local population growth in Castleton is between 6 and 7% per year this would suggest an increase in housing of 60 houses, there is no evidence to support the local need for such a large increase in housing.</p> <p>The proposed new housing near Castleton is going to be built on green field sites. Especially during the present Covid crisis this area has been used widely by the local population for recreation. It is also a haven for many different types of wildlife. With the building of over 1600 houses, most wildlife will be push out of the area and the land will no longer be available to meet the recreational and mental health needs of the local people.</p> <p>Rochdale Council has declared a "climate emergency", the consequences of this development will be an increase in emissions and a reduction in air quality which may profoundly effect the health and wellbeing of local people.</p> <p>Is the plan justified? Given the fact that government data suggests that Rochdale"s need for new houses will increase by 7000 between 2021 and 2037 with an occupancy rate of 2.73 people there is no justification for an increase of 11,434 houses in Rochdale. The PfP justifies this by giving an occupancy rate of just 1 person per household, this is disingenuous .</p> <p>To meet the local population growth Rochdale has enough brown field sites to meet this need without using large amounts of green field sites.</p> <p>Is the plan effective: The proposed houses to be built in Rochdale will cost between £200,000 and £300,000 this will be beyond the means of most people in Rochdale, which has a large amount of deprivation. To meet the true needs of the local area houses need to be built for rent, not everyone</p>

	<p>can afford to buy a house. How does the PfP scheme meet the needs of such people; it doesn't!</p> <p>Is the plan consistent with national policy: In the NPPF it is stated that new developments must take into account existing settlement. The proposed development around Castleton will triple the amount of housing, destroy much used green belt and overwhelm local infrastructure without a detailed plan of how this will be addressed. The opinions of local people has not been actively sought; The PfP proposal has not been promoted on Rochdale Council's website. there has been no real effort to inform local people. Many of my neighbours were completely unaware of the plans even though they live only a few hundred yards from the proposed development. The PfP documents themselves are very difficult to navigate and use misleading language which seem to have been written to purposely confuse the local people affected.</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>Provide detailed evidence of how existing infrastructure will cope with such a large increase in housing, or of how such infrastructure will be improved.</p> <p>Provide evidence of the local need for such an increase in housing.</p> <p>Provide detailed evidence of the environment impact of this plan, including air quality, the impact on the health of local people, wildlife, flood control.</p> <p>Provide detailed evidence of the ability of local people to afford to buy the proposed houses and how the housing needs of those who cannot afford to buy will be met through PfP.</p> <p>Rewrite the PfP plan to prioritise all of the brown field sites first in Rochdale and only then build on green field sites.</p> <p>Conduct an impact assessment on how the local community will be impacted by this plan.</p> <p>Ensure that Rochdale Council properly informs local people about this plan and ensure that it enables all to comment regardless of ability or education. The PfP website and documentation is very inaccessible and confusing and is not properly accessible to all. Rochdale council has made very little effort to ensure that all are properly informed and have the means and opportunity to express their views on the proposals in the PfP.</p>