

<b>Family Name</b>	Hall
<b>Given Name</b>	Andrea
<b>Person ID</b>	1286675
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Family Name</b>	Hall
<b>Given Name</b>	Andrea
<b>Person ID</b>	1286675
<b>Title</b>	JPA 19: Bamford / Norden
<b>Type</b>	Web
<b>Soundness - Positively prepared?</b>	Unsound
<b>Soundness - Justified?</b>	Unsound
<b>Soundness - Consistent with national policy?</b>	Unsound
<b>Soundness - Effective?</b>	Unsound
<b>Compliance - Legally compliant?</b>	Yes
<b>Compliance - In accordance with the Duty to Cooperate?</b>	Yes
<b>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.</b>	<p>Having lived in the Bamford area for REDACTED TEXT the proposed site for development has always been protected green belt land, heavily used by the community for sports and leisure and is not a brown field site that can be used for development. Therefore the proposal JPA19 is inaccurate and unsound.</p> <p>Bamford has no unmet housing need requiring this development and existing brown field sites in Rochdale should have been prioritised first and this has not been done. The proposal does not comply with Pfa Objectives or with sustainable development and national policy, so is unsound.</p> <p>The proposed site has always been prone to flooding and is marshy in places.</p> <p>The proposed site of green belt land links up to Ashworth Valley an area of outstanding natural beauty, which was enjoyed and cherished by many for walking and other activities in the recent Pandemic.</p> <p>The proposal will be detrimental to the residents of Norden and Bamford by unnecessarily increasing the volume of cars on not just Norden Road, War Office Road but all access points onto Bury Road causing absolute gridlock particularly at rush hour and at school opening and closing times, when the traffic is already extremely heavy at these times. The proposal to make Norden Road and War Office Road a one-way system will make the traffic worse on these roads and all surrounding roads which will bring traffic to a stand still and particularly when these roads are the main thoroughfares for traffic to exit the area.</p>
<b>Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant</b>	The modification I am seeking is for JPA 19 Bamford/Norden to be removed from the Pfa

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