

Places for Everyone Representation 2021

Family Name	Hamer
Given Name	Alan
Person ID	1286452
Title	Stakeholder Submission
Type	Web
Family Name	Hamer
Given Name	Alan
Person ID	1286452
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>There are brownfield sites in Rochdale that have not been included in the review. Unmet housing need has to be considered in these areas before building on green belt land and as such the site is not justified and not consistent with national policy.</p> <p>Developers have not proven that other options have been considered.</p> <p>Space on brownfield sites close to transport hubs exists in Rochdale and building on this site cannot be said to be exceptional circumstances. Car use is necessary from this site and the CO2 emissions will not help towards the government target of slashing emissions by 78% in 2035.</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>This site cannot be made legally compliant & sound. It needs to be removed from pfe</p>