

Places for Everyone Representation 2021

<b>Family Name</b>	Hanna
<b>Given Name</b>	Catherine
<b>Person ID</b>	1286290
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Family Name</b>	Hanna
<b>Given Name</b>	Catherine
<b>Person ID</b>	1286290
<b>Title</b>	Our Vision
<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>Family Name</b>	Hanna
<b>Given Name</b>	Catherine
<b>Person ID</b>	1286290
<b>Title</b>	Our Strategic Objectives
<b>Type</b>	Web
<b>Our strategic objectives - Considering the information provided for our strategic objectives, please tick which of these objectives your written comment refers to:</b>	<ul style="list-style-type: none"> <li>1. Meet our housing need</li> <li>6. Promote the sustainable movement of people, goods and information</li> <li>7. Ensure that districts involved are more resilient and carbon neutral</li> <li>8. Improve the quality of our natural environment and access to green spaces</li> <li>9. Ensure access to physical and social infrastructure</li> <li>10. Promote the health and wellbeing of communities</li> </ul>
<b>Soundness - Positively prepared?</b>	Unsound
<b>Soundness - Justified?</b>	NA
<b>Soundness - Consistent with national policy?</b>	NA
<b>Soundness - Effective?</b>	NA
<b>Compliance - Legally compliant?</b>	Yes
<b>Compliance - In accordance with the Duty to Cooperate?</b>	Yes

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<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>	Unable to put Justified = Unsound Consistent with national policy- Unsound Effective = Unsound
<b>Family Name</b>	Hanna
<b>Given Name</b>	Catherine
<b>Person ID</b>	1286290
<b>Title</b>	Our Spatial Strategy
<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>Family Name</b>	Hanna
<b>Given Name</b>	Catherine
<b>Person ID</b>	1286290
<b>Title</b>	JP-Strat 1 Core Growth Area
<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>Family Name</b>	Hanna
<b>Given Name</b>	Catherine
<b>Person ID</b>	1286290
<b>Title</b>	JP-Strat 2 City Centre
<b>Type</b>	Web

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<b>Soundness - Positively prepared?</b>	Sound
<b>Soundness - Justified?</b>	Sound
<b>Soundness - Consistent with national policy?</b>	Sound
<b>Soundness - Effective?</b>	Sound
<b>Compliance - Legally compliant?</b>	Yes
<b>Compliance - In accordance with the Duty to Cooperate?</b>	Yes
<b>Family Name</b>	Hanna
<b>Given Name</b>	Catherine
<b>Person ID</b>	1286290
<b>Title</b>	JP-Strat 3 The Quays
<b>Type</b>	Web
<b>Soundness - Positively prepared?</b>	Sound
<b>Soundness - Justified?</b>	Sound
<b>Soundness - Consistent with national policy?</b>	Sound
<b>Soundness - Effective?</b>	Sound
<b>Compliance - Legally compliant?</b>	Yes
<b>Compliance - In accordance with the Duty to Cooperate?</b>	Yes
<b>Family Name</b>	Hanna
<b>Given Name</b>	Catherine
<b>Person ID</b>	1286290
<b>Title</b>	JP-Strat 4 Port Salford
<b>Type</b>	Web
<b>Soundness - Positively prepared?</b>	Sound
<b>Soundness - Justified?</b>	Sound
<b>Soundness - Consistent with national policy?</b>	NA
<b>Soundness - Effective?</b>	Sound
<b>Compliance - Legally compliant?</b>	Yes
<b>Compliance - In accordance with the Duty to Cooperate?</b>	Yes
<b>Family Name</b>	Hanna
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<b>Person ID</b>	1286290

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<b>Title</b>	JP-Strat 5 Inner Areas
<b>Type</b>	Web
<b>Soundness - Positively prepared?</b>	Sound
<b>Soundness - Justified?</b>	Sound
<b>Soundness - Consistent with national policy?</b>	Sound
<b>Soundness - Effective?</b>	Sound
<b>Compliance - Legally compliant?</b>	Yes
<b>Compliance - In accordance with the Duty to Cooperate?</b>	Yes
<b>Family Name</b>	Hanna
<b>Given Name</b>	Catherine
<b>Person ID</b>	1286290
<b>Title</b>	JP-Strat 6 Northern Areas
<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>Family Name</b>	Hanna
<b>Given Name</b>	Catherine
<b>Person ID</b>	1286290
<b>Title</b>	JP-Strat 7 North East Growth Corridor
<b>Type</b>	Web
<b>Soundness - Positively prepared?</b>	Unsound
<b>Soundness - Justified?</b>	Unsound
<b>Soundness - Consistent with national policy?</b>	Sound
<b>Soundness - Effective?</b>	Unsound
<b>Compliance - Legally compliant?</b>	Yes
<b>Compliance - In accordance with the Duty to Cooperate?</b>	Yes
<b>Family Name</b>	Hanna

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<b>Given Name</b>	Catherine
<b>Person ID</b>	1286290
<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>I have lived in Bamford for just over 47 years and have seen this village change throughout this period where there were once fields new housing estates have been built and the integrity of the village has now been lost there are now no distinct boundaries to the small hamlets that made up the locality. This is now a very busy and densely populated area. The pig farm which was developed into the Barratt's housing estate, the old mill (brown field site) and its surrounding land was later replaced by more houses and the current precinct was also built on farm land.</p> <p>The greenbelt surrounding this area came into its own throughout the pandemic and beyond when more of the local community started using these areas for recreation and this has continued up until today. More people appreciate the area where we live and the fact that we can actually get out into the countryside within a few minutes walk from our homes.</p> <p>If there is a gradual reduction of green space for our community this will have a huge impact on our population and these proposals would push the accessible green areas further away from those who enjoy using them on a daily basis for dog walking and other leisure activities.</p> <p>I worked for the NHS during the pandemic and was already a keen local walker, being able to go for a walk in the evenings and weekends really contributed to a positive mental health benefit. Many people on the local community pages mentioned that the fact that there were open green spaces to enjoy helped them cope with their mental health. Children enjoyed exploring the locality and some local people created fairy glades and other things for the community to enjoy.</p> <p>Green Belt</p> <p>This proposed site fails to comply with PfE Objectives 7 and 8, and 6 out of the 7 Site Selection criteria as it is not consistent with sustainable development and NPPF Chapter 13.</p> <p>The site is not justified nor positively prepared or consistent with National Policy as the developers have to prove exceptional circumstances to build on Greenbelt land having proved that they have considered and demonstrated that they have exhausted all of the other reasonable options which I do not believe has been done.</p> <p>There are many brownfield sites within the borough which were pointed out to the local planning department at an earlier consultation these areas could</p>

be utilised for housing which already have transport infrastructure and access to facilities which this site does not. I feel that this has been completely disregarded by Rochdale council as they may be slightly more difficult to make good for building Rochdale council are just taking the easiest route and the one which they believe will bring in the highest council tax revenue.

There are no exceptional circumstances which can justify the building of 450 3-4 bedroom properties on this protected Greenbelt land and is purely a money making scheme ( council tax) for the council.

There is no unmet housing demand within Rochdale which could justify the need to build on this Greenbelt land and the reasons for this proposal is purely to increase council tax returns for the council.

Traffic

The site fails to comply with PfE Objection 7 and is not consistent with adapting to climate change, moving to a low carbon economy and NPPF Chapters 2

(Para 8 and 9) \_

**WHY ARE ROCHDALE COUNCIL ALLOWED TO COMPLETELY DISREGARD THIS ELEMENT AND STILL PROPOSE THIS SITE FOR DEVELOPEMENT WHEN IT CLEARLY DOES NOT COMPLY WITH THE NATIONAL POLICY?**

The site is not justified or consistent with National policy as the existing roads already struggle to accommodate the quantity of traffic from the existing area. I live REDACTED TEXT near to the proposed site and even at 6.15am when I go swimming there is plenty of traffic on the roads, By the time I go to work at 8 am it is extremely difficult to pull out into constant stream of traffic from the Norden direction.

The road is already extremely busy at all times of the day and night and the proposed 450 3-4 bedroom properties will more than likely have a minimum of at least 2 cars per household these cars will also be fighting to get on the the local roads and the sheer volume will produce gridlock in the locality at peak times. Standing traffic increases the likelihood of increasing pollution and declining health of the community.

I am concerned that the increased amount of traffic will affect the air quality around my area and impact on my health as I have asthma. There are children who go to the local schools Bamford academy and St Michaels who walk to school and play out in play grounds whose health may be compromised the increased traffic. There has been a lot of recent legislation regarding pollution levels. I have read that recently a child's death has been attributed to pollution.

Emergency vehicles will find it increasingly difficult to utilise Norden Road and surrounding roads - Norden Road is a main road which links the surrounding area to Fairfield Hospital - and the accessibility for ambulances and the fire brigade will be severely compromised.

The proposed one way system will lead to congestion of traffic on War Office Road and surrounding roads as well as reducing the air quality to residents along these roads.

The site is not directly accessible by much public transportation as the bus services have been severely reduced over the years, the Metro, which is approximately 3.7m away, or local train stations and the proposed one system will affect the existing bus routes therefore residents are likely to depend more upon the use of their cars which will in turn significantly increase the CO2 emissions in the area which is not sustainable.

Local access to the motorway from this site is via Roch Valley Way and Queens Park Road, both of which are via bridges over the River Roch - the capacity

of these bridges is already at a premium and increased numbers of cars will have repercussions on the road systems further afield, There is also a local concern about the Bridge on Queens Park road as it is may not be able to cope with any more increased traffic,

#### Flooding

The site fails to comply with PfE Objective 2 and is not consistent with NPPF Chapter 14.

The site is not justified and not consistent with National Policy - the proposed site comprises of heavy clay deposits and has natural springs running through the site reflected by the names of some of the surrounding road names such as 'Clay Lane' and 'The Springs'.

Developing such land for houses would require concreting over open fields, removing mature trees and hedgerows which currently provide natural means of soaking up floods waters in the area. Rochdale borough lying in the foothills of the Pennines experiences high volumes of rainfall and when this is particularly high and persistent we experience flooding of Norden Road and of gardens / cellars within the area - this is only going to get worse with the development of this land.

#### Schools

The site fails to comply with PfE Objective and is not consistent with NPPF chapter 8 (Para 95)

The site is not justified and not consistent with National policy - there has been no indication within this proposal of an increased number of primary school places, it is understood that an 'estimated' 38 primary school places would be required for this proposed development which is completely unrealistic. The proposal is quite clearly for 'family' sized homes and based upon the existing properties and family numbers within this area this figure vastly underestimates the need for school facilities. The existing schools are already full and there has been no mention of increasing / additional schools to manage the increased capacity.

The local infrastructure and facilities, such as doctors and dentists, are already severely under pressures to cope with the existing population.

Sustainable places key aim is to raise the quality of the location in the long term and enhance the wellbeing of the residents whereas developing the Greenbelt will do exactly the opposite as it will reduce the attractiveness of living in this semi rural community, increase pressures on the existing road systems, reduce air quality as well as greatly impact on the wellbeing of everyone in the area who currently enjoys and utilises the outdoor Greenbelt space for their mental wellbeing and leisure activities.

<b>Family Name</b>	Hanna
<b>Given Name</b>	Catherine
<b>Person ID</b>	1286290
<b>Title</b>	JP-D1 Infrastructure Implementation
<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

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<b>Compliance - Legally compliant?</b>	Yes
<b>Compliance - In accordance with the Duty to Cooperate?</b>	Yes