

Places for Everyone Representation 2021

Family Name	Hanna
Given Name	Jane
Person ID	1286250
Title	Stakeholder Submission
Type	Web
Family Name	Hanna
Given Name	Jane
Person ID	1286250
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>Having lived in Bamford 47 years I have already seen many changes within the area whereby the once relatively small hamlet has become a busy populated village; the pig fields belonging to farmers were developed into the Barratt's housing estate, the old mill and surrounding land was later replaced by more houses and the current precinct was also built on farm land. The gradual reduction of green space for our community has had a huge impact on our population and these proposals would push the accessible green areas further away from those who enjoy them on a daily basis for dog walking and other leisure activities. Having worked from home through the recent pandemic, it became more apparent to me just how many people enjoyed the precious land we have left for leisure activities as well as for their mental health.</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. There are many brownfield sites within the borough which could be utilised for housing which already have transport infrastructure and access to facilities which this site does not.</p> <p>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 for the council.</p>

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)

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. REDACTED TEXT near to the proposed site and even at 7.30am I struggle to pull out of my drive due to the constant flow of traffic down the road from the direction of Norden. The road is already extremely busy and the proposal of 450 3-4 bedroom properties is highly likely to introduce at least 2 cars per household more onto the surrounding roads which will bring them to a stand still. Emergency vehicles frequently utilise Norden Road - it is a connecting road to Fairfield Hospital - and the accessibility for ambulances and the fire brigade will be severely compromised. My main leisure activities include gardening and enjoying the outdoor space on my doorstep and I am concerned that the increased amount of traffic will affect the air quality around my area and impact on my health.

Bamford Academy is located just off Norden Road within an air quality management zone of the proposed site and this will be compromised should this development be allowed to go ahead. 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 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

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

	<p>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.</p> <p>The local infrastructure and facilities, such as doctors and dentists, are already severely under pressures to cope with the existing population.</p> <p>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.</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>Based upon the reasons above I am seeking for JPA 19 Bamford / Norden to be removed from the PfE proposals.</p>