

Family Name	Hargreaves
Given Name	Daniel
Person ID	1286595
Title	Stakeholder Submission
Type	Web
Family Name	Hargreaves
Given Name	Daniel
Person ID	1286595
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>Flooding in the area - the site has flooding every year sometimes severe. Manholes have lifted on the roads which back onto the proposed site when there has been heavy storms which then allows raw sewage to overflow into gardens and the roads. On top of this the water board discharges excess water every ten minutes from the old reservoir which has also been built on. The sewers are already unfit for purpose. Building on green belt land will mean concreting over open fields, removing trees and hedgerows which help to soak away flood waters, this will therefore increase the chance of more severe flooding and raw sewage in the surrounding area.</p> <p>The site fails to comply with PfE Objective 2 and is not consistent with NPPF Chapter 14.</p> <p>Nature and Wildlife - I have seen in the fields that are to be built on which is an important area next to Ashworth Valley, a variety of wildlife including protected species bats, deer, foxes, hedgehogs, bees nesting in trees, pheasants and other numerous birds. The site has significant environmental value which will deprive future generations built on.</p> <p>The site fails to comply with PfE Objective 8 and is not consistent with NPPF Chapter 15.</p> <p>Pylons - There are two lines of pylons that run through the site which have been proved to be a cause of Leukaemia to children living within 50m of the lines.</p> <p>The site fails to comply with PfE Objective 10 and is not consistent with NPPF Chapter 8.</p> <p>Traffic - The site is not in an accessible distance to either the Metro or local train station which means that more cars (450 plus) will be using the already crowded roads in the area. The allocation does not promote sustainable transport and will significantly increase single journeys and therefore CO2 emissions. There is already an air quality site within 150m of the site which</p>

will become much worse if this site is developed. Building large executive homes on protected green belt land is inefficient in terms of carbon usage and emissions from vehicles. The proposal to make Norden Road a one way system will make the air quality significantly worse.

The site fails to comply with PfE Objective 7 and is not consistent with moving to a low carbon economy and NPPF Chapter 2 (para 8) and 9.

Schools - As there are no proposals to build additional schools in the area, there will not be sufficient school places available to meet local needs and it is critical that there are sufficient places to meet local needs.

The site fails to comply with PfE Objective 9 and is not consistent with NPPF chapter 8 (para 95).

Leisure - The site area is well used daily by walkers, cyclists and horse riders and destroying this is against sustainable development and local social needs. The football, cricket and tennis clubs will significantly have the likelihood of their sites being used for development in the future as the green belt protection will be removed. These areas are very important for the local community.

The site fails to comply with PfE Objectives 7,8 and 10 and is not consistent with NPPF chapter 8.

Building - There is no unmet housing need across Rochdale to justify building on this site which is protected green belt land. Many brownfield sites are not included as other reasonable options and more will become available. These should be used in priority to protected green belt land. Therefore other reasonable options do exist and there are no exceptional circumstances to justify building 450 executive homes on protected green belt land. The sites inclusion means it will be built on in priority to brownfield sites due to its higher profitability. The site is one of the lowest densities in PfE and the 450 homes could be accommodated by increasing densities on brownfield sites which are nearer to existing infrastructure including the all important Metro/rail links. There is no shortage of large executive houses in Rochdale.

The site fails to comply with PfE Objective 2, 7 & 8 and is not consistent with NPPF Chapters 2, 11 and 13.

The site is not justified and not consistent with national policy.

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.

The modification necessary is for JPA 19 Bamford/Norden to be removed from the PfE as the site is not justified or consistent with national policy.