

Places for Everyone Representation 2021

<b>Family Name</b>	Hargreaves
<b>Given Name</b>	Mark
<b>Person ID</b>	1286592
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Family Name</b>	Hargreaves
<b>Given Name</b>	Mark
<b>Person ID</b>	1286592
<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>Flooding - the site has flooding every year sometimes severe. I have also seen manholes lifted on the roads which back onto the proposed site which raw sewage overflows from and 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 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 numerous pylons on 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 distant 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 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</p>

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 schools are already full.

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 riders and destroying this is against sustainable development and local social needs. I frequently use the area myself. 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.

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.

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.