

Family Name	Hargreaves
Given Name	Sudarat
Person ID	1287478
Title	Stakeholder Submission
Type	Web
Family Name	Hargreaves
Given Name	Sudarat
Person ID	1287478
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>Green Belt: The site fails to comply with PfE objectives 7 & 8 out of the 7 Site Selection Criteria and is not consistent with sustainable development and NPPF Chapter 13.</p> <p>Densities on existing brownfield sites should be increased with are close to local transport hubs should be increased and many brownfield sites are not included which should be used before any green belt sites. Developers have to prove that they have exceptional circumstances to build on green belt land by showing that they have examined all other reasonable options including existing brownfield sites. The site is not justified and not consistent with national policy.</p> <p>Flooding: The site fails to comply with PfE Objective 2 and is not consistent with NPPF Chapter 14. There is already flooding in the area with the sewers already not capable of supporting the area as it is. I have seen manhole covers in the surrounding area lifted during heavy rainfall which causes raw sewage to overflow into gardens and the roads. Putting more concrete into the area by building houses and paving over grass will only make the situation worse for existing residents. The site is not justified and not consistent with national policy.</p> <p>Traffic: The site fails to comply with PfE Objective 7 and is not consistent with adapting to climate change, educing carbon emissions and NPPF Chapters 2 (para8) and 9. The site is not near any local transport hubs for the Metro or rail links and therefore there will be more cars 450 plus as executive houses will have more than one car per household. This site does not support a low carbon future and instead promotes a significant increase in vehicle emissions due to the reasons above. The site fails to comply with PfE objective 8 and is not consistent with NPPF Chapters 2,9 and 14.</p> <p>The site fails to comply with PfE Objective 2 and is not consistent with NPPF Chapter 2.</p>

	<p>Rochdale MBC have a local housing need for 8048 and already have land available for 7997 houses. There is no unmet housing need to justify building on green belt land when it means there is a priority to build on green belt rather than brownfield due to more profitability. There is no shortage of large detached (executive) homes in Rochdale.</p> <p>The site fails to comply with PfE Objective 9 and is not consistent with NPPF chapter 8 (para95). The schools in the Bamford/Norden area are already full and there are no plans to build or extend the existing schools. This will lead to larger classes which has been proved before to put schoolchildren at a disadvantage.</p> <p>The site is an important area being next to Ashworth Valley. It is used daily by many many people for walking, cycling and horse riders. This is very important for peoples wellbeing as as being home to many species of animals and birds. The bats which I have seen every night in the summer flying around the far area which is planned for building on, are protected. The site fails to comply with PfE objectives &, 8 and 10 and is not consistent with NPPF Chapters 8 and 15.</p> <p>The site also has two lines of pylons running right through it. It has been proved that they can be a cause of Leukaemia in children living within 50m of the lines which is again not good for wellbeing. The site fails to comply with PfE objective 10 and is not consistent with NPPF Chapter 8.</p> <p>The site is not justified and not consistent with national policy.</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>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.</p>