

Family Name	Harrington
Given Name	Susan
Person ID	1286286
Title	Stakeholder Submission
Type	Web
Family Name	Harrington
Given Name	Susan
Person ID	1286286
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>I believe that it is unsound due to the risk of flooding. There is annual flooding already and more concrete and tarmac will make runoff worse. There are natural springs which could exacerbate the issue.</p> <p>I also believe that the proposal is unsound due to the traffic that will be significantly impacted by about 900 additional cars. Public transport links are inadequate to withstand the extra capacity requirement - most people use cars already. The proposed one way system on Norden Road will result in huge levels of traffic which will have a severe adverse impact on air quality, and will result in extremely detrimental impact on health.</p> <p>I also object to the removal of greenbelt protection of the leisure facilities which places them at risk of future development. These are vital facilities for the community and for positive health impacts.</p> <p>I believe that the building of large, executive style housing on the open fields is inefficient compared to the building of smaller houses in a more dense urban environment. They will generate much more carbon emissions in their building and running, which is inconsistent with the climate emergency that the Council has rightly declared. We should concentrate on retrofitting all the empty offices to a high environmental standard for residential use.</p> <p>I am also concerned about the extra demand for doctors and dentists and other local services.</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	I strongly advocate that JPA19 Bamford/Rochdale be removed from the PfE.

**or soundness matters
you have identified
above.**