

Places for Everyone Representation 2021

Family Name	Hobson
Given Name	David
Person ID	1286951
Title	Stakeholder Submission
Type	Web
Family Name	Hobson
Given Name	David
Person ID	1286951
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>The policy is unsound and not justified because</p> <p>i) there is no indication that 450 homes are required in Bamford and therefore, the policy is not justified. Rochdale is full of brown belt sites which could be turned into quality housing estates if the will was there, both from the council and any developers. Admittedly, developing brown belt sites would be more expensive for the developer but the cost of the housing would reflect this - Rochdale Council and GM should not despoil green belt to give developers a cheap option. The green belt area is supposed to be protected and it is my understanding that the major landowner in the Bamford Green Belt has absolutely no interest in selling his land. The proposed developer owns a limited area in the corner near Bamford Chapel.</p> <p>There appears to be no indication about the number of affordable/social houses to be built among the 450 "executive" houses. These are a legal requirement which developers seem to by pass and get away with not providing them. if the development has to go ahead the council and GM will have to insist and ensure these properties are provided.</p> <p>ii) The infrastructure in the area is already overloaded and there is no indication that it will be upgraded to cover the needs of existing residents let alone another potential 15-20,00 people and accompanying cars etc.</p> <p>The site is not in accordance with national policy. It has no access to a regular bus service into Manchester and requires residents to travel by car to other locations to access the metro and rail services. The pollution and CO2 emmissions from this extra traffic will degrade the area and affect the air quality around at least two of the local primary schools.</p> <p>The current plans for Norden road, which is extremely busy currently, and subject to excessive speeding will create even more problems along with unwarranted traffic along War Office Road. A two lane one way straight road</p>

will be a gift to the "racers" who currently use the roads and extremely dangerous for the elderly people in the area.

As the area already suffers from congestion and lack of investment perhaps looking at new bus and other public services from Norden via Bamford and beyond might help.

iii) The area proposed for development is prone to flooding and has been so for many years. In the floods of 2015 this piece of land was the only piece of land in Bamford that was affected, and the fields are often waterlogged. If the site is developed then there would need to be a large amount of structural improvement to prevent this and would increase the costs of the development (which would be better spent on brown field sites near the town centre - helping the regeneration of Rochdale).

iv) Recent proposed building regulations which have been postponed would require environmental measures to mitigate the damage to the area in some small way. I can understand the developer (who have already been surveying the site) wanting to proceed asap but any development should take into account near future restrictions relating to Climate Change and environmental damage. I cannot see this happening on this site.

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 removal of JPA 19 Bamford/Norden from the PfE is the only modification required.