

Places for Everyone Representation 2021

Family Name	Hopwood
Given Name	Sharon
Person ID	1286563
Title	Stakeholder Submission
Type	Web
Family Name	Hopwood
Given Name	Sharon
Person ID	1286563
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 consider the plan is unsound for the following reasons:</p> <p>Green belt- the site does not comply with PfE objectives 7 and 8, and 6 out of the 7 Site Selection Criteria. It is not consistent with sustainable development & NPPF chapter 13.</p> <p>There is no unmet housing need in Rochdale to justify green belt development. The exceptional circumstances required to build on green belt do not apply as all other options have not been considered. Brownfield sites are available and priority should be given to increasing density of housing in these areas especially as they are closer to public transport links.</p> <p>Traffic</p> <p>Fails to comply with PfE objective 7 and is not consistent with adapting to climate change, a zero carbon economy and NPPF chapters 2 paragraphs 8 & 9. There is no access to rail or tram within walking distance. Buses are infrequent and therefore the vast majority of journeys will require a car. There are two large primary schools close to the main road with an air quality management zone which will get worse if this goes ahead. The existing roads are already congested & other small residential streets are likely to become rat runs as traffic tries to reach Bury or Norden road. The latter is already congested at peak times. 450 houses with many two car households means @ 700 extra vehicles .</p> <p>Schools</p> <p>The site fails to comply with PfE objective chapter 8 paragraph 95.</p> <p>There is no provision for extra school places near the site and existing schools are already full.</p> <p>Flooding</p> <p>The site fails to comply with PfE objective 2 and not consistent with NPPF chapter 14. Therefore it is not justified and not consistent with national policy.</p>

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	<p>The site floods regularly, consists of heavy clay and has natural springs running across it. The reduction in trees and open fields will potentially lead to more flooding as the ability to absorb run off rain water is lost to hard surfacing.</p> <p>Amenity</p> <p>The green belt around the area is vital for the health and well-being of the residents. During Covid it has provided an important and accessible space for exercise and recreation. We need it to remain</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>I am seeking for JPA 19 to be removed from the PfE</p>