

<b>Family Name</b>	Hudson
<b>Given Name</b>	Robert
<b>Person ID</b>	1286274
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Family Name</b>	Hudson
<b>Given Name</b>	Robert
<b>Person ID</b>	1286274
<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>1. There are currently 17 pages on Rightmove Rochdale of properties that are for sale which range right across the Price range from upwards of 1 million pounds down to a few thousand pounds. In addition there are many properties being offered for sale privately and also a comprehensive range of properties to rent. There therefore numerous properties available which is more than adequate meet with the current demand.</p> <p>2. This region was one of the main industrial areas of the country. In view of the pandemic and the recent decline of our industrial heritage there are now many brownfield sites within the locality, and it is highly likely that more will soon become available. These sites should be cleared and developed before any of the greenfield sites are destroyed with the obvious impact this will have on the environment. In view of the nature of their previous use these brownfield sites will be close to transport facilities whereas the proposed site is not close to any Railways trams or motorways which inevitably will mean that the flow of traffic will dramatically increase CO2 emissions and is not sustainable.</p> <p>3. The proposal to make NordenRoad/War Office Road a one way system is utterly unrealistic and does not take account of the true facts on the ground. At peak times Northern Road is already heavily congested. If this one-way system is implemented it will only heighten the chaos and it is inevitable that traffic having to proceed along War Office Road will take shortcuts through a heavily populated residential area with the consequent danger to the residents and in particular to young children attending Bamford Academy.</p> <p>4. In view of the number of houses contained within the proposal i.e. 450 this will involve a minimum increase of 450 and probably nearer 900 additional cars within the neighbourhood. This can only involve a significant increase in air pollution , a serious matter in itself ,but it takes on additional importance in view of the primary school situated in a short distance of the site and also the air quality management site within 150 feet of the proposed development.</p>

	<p>5. Currently the site is extensively used by Ramblers, walkers, joggers, horse riders and other people pursuing outdoor activities. People using this area are not just residents of the immediate neighbourhood but come from far and wide within the region to enjoy these rural amenities. It also adjoins the cricket club, the tennis club and the playing fields so that participants in these activities would be subjected to increased air pollution which is not the case at the moment.</p> <p>6 The infrastructure of the immediate area adjoining the site is quite incapable of absorbing this number of new properties. There is no scope for any more retail facilities, the local primary school is full, and the doctors and the dentists are overloaded.</p> <p>7. The proposed development of this site is wholly unnecessary and unjustified and would be a wilful destruction of a much used rural environment.</p>
<p><b>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.</b></p>	<p>The modification I am seeking is for JPA 19 Bamford/Norden to be removed from the PfE</p>