

Family Name	Hughes
Given Name	Steve
Person ID	1287264
Title	Stakeholder Submission
Type	Web
Family Name	Hughes
Given Name	Steve
Person ID	1287264
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>Traffic - The site does not comply with PfE Objective 7 and is not consistent with adapting to climate change. The location is not near the metro or train stations which will result in increased car traffic as there are few other options. As the plan is for executive houses it is highly likely that each house will have two or more cars resulting in over an additional 1000 cars trying to access this area.</p> <p>Access to Norden & Bamford from the South is generally made up Queens Park Road which is already extremely congested during rush hour. The increase traffic will only lead to further congestion further down the road near the park and car park, much increasing the chance of serious or fatal accidents involving children in the area. The cars would also increase pollution levels around the park and school. The other main access to Norden is via Roch Valley Way, again already very heavily congested. Any incident, or roadworks on either of these two routes already severely impacts access to Norden and Bamford, additional traffic would only make the impact even worse than it already is.</p> <p>REDACTED TEXT I am also aware that there are not enough school places in the area and very limited choices for parents. There are no plans for additional schools in the area making it even more challenging for existing local children. This will also result in increased school traffic as people have to travel further for their children to access education.</p> <p>The area is already floods to differing levels each year due to the clay nature of the area and the removal of the playing fields and vegetation will only further increase this risk.</p> <p>Green belt - As developers have to prove that there are exceptional reasons for building on Green Belt this plan is not sound in that there are may Brown Field sites around Rochdale that are closer to transport links. There are therefor no exceptional reasons for building 450 executive houses in this</p>

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	<p>area on protected Green Belt land. The protected area houses playing fields, and other sports facilities that are actively used by the local community and the removal of these would be detrimental to the governments ""health"" goals and getting people to me more active.</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 that I consider necessary for JPA 19 Bamford/Norden is that it is removed from the PfE.</p>