

Family Name	Jackson
Given Name	Daniel
Person ID	1286180
Title	Stakeholder Submission
Type	Web
Family Name	Jackson
Given Name	Daniel
Person ID	1286180
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>It's quite simple really the submission for Rochdale - JPA 19: Bamford/ Norden is unsound as the site is publically accessible green belt land, protected by national planning policy.</p> <p>Amongst many other things, some significant reasons from my personal opinion to support the submission/plans being unsound are:</p> <p>Traffic:</p> <ul style="list-style-type: none"> - The site is not accessible to either the Metro or local train stations therefore everyone will use cars which is not sustainable - The existing roads will not accommodate the extra traffic of ~900 additional cars and the traffic assessments are optimistic to say the least - Making Norden Road one-way will force all the traffic down one road which will make the air quality much worse - The site fails to comply with PfE Objective 7 and is not consistent with adapting to climate change, moving to a low carbon economy and NPPF Chapters 2 (para 8) and 9 - The site is not justified and not consistent with national policy <p>Green Belt:</p> <ul style="list-style-type: none"> - Developers have to prove exceptional circumstances to build on green belt land by demonstrating they have examined all other reasonable options - Many brownfield sites are not included and many more will become available as we come out of the pandemic, these should be used in priority to protected green belt - Therefore, other reasonable options exist and there are no exceptional circumstances to justify building 450 executive detached houses on protected green belt land

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- The site fails to comply with PfE Objectives 7 and 8 and is not consistent with sustainable development and NPPF Chapter 13
- The site is not justified and not consistent with national policy

Schools:

- Sufficient choice of school places must be available to meet the local needs
- There is no proposal for additional schools on this site and existing schools are already full, our son attends Norden Community and we are acutely aware of its current capacity
- The site fails to comply with PfE Objective 9 and is not consistent with NPPF chapter 8 (para 95)
- The site is not justified and not consistent with national policy.

Leisure:

- This site is an essential local amenity housing Football, Cricket and Tennis clubs and the site is well used, publicly accessible green belt land
- Removing green belt protection from the Football, Cricket and Tennis clubs"significant increases the likelihood these sites will be developed in the future
- The site fails to comply with PfE Objectives 7, 8 and 10 and is not consistent with Chapter 8 of NPPF.
- The site is not justified and not consistent with national policy

Local Housing Need:

- The plan submitted is building large executive housing, this is not where the need or requirement is, affordable housing is what is required therefore the plan is entirely unsound
- Building on green belt land when brownfield land is available is only being put forward due to profitability, brownfield land should support the requirement in the borough to build affordable housing
- The site fails to comply with PfE Objective 2 and is not consistent with NPPF Chapter 2
- The site is not justified and not consistent with national policy

Building Density:

- Rochdale Council have not planned to build all their housing sites at the correct specified densities in the NPPF, therefore they are not making use of effective land
- There are other options available, other brownfield sites and densities should be increased on sites closer to local infrastructure and rail/Metrolink services
- The site fails to comply with PfE Objective 2 and is not consistent with NPPF Chapters 2, 11 and 13
- The site is not justified and not consistent with national policy

Nature/Wildlife:

- Development will rip away local amenity value and will prevent further generations access and enjoyment
- The plan fails to comply with PfE Objective 8 and is not consistent with NPPF chapter 15
- The site is not justified and in any way consistent with national policy

Climate:

- Rochdale Council declared a Climate Emergency in July 2019. Building large executive homes on protected green belt land is inefficient in terms of carbon usage and emissions from vehicles

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	<ul style="list-style-type: none">- This site does not support a transition to a low carbon future and instead promotes a significant increase in vehicle emissions- This site fails to comply with PfE Objective 8 and is not consistent with NPPF Chapters 2, 9 and 14- The site is not justified and not consistent with national policy
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 entire submission/plan for Rochdale - JPA 19: Bamford/ Norden should be removed from the PfE as the site is publically accesible green belt land and should be protected as it was intended, this being protection by national planning policy.