

Places for Everyone Representation 2021

Family Name	Johnson
Given Name	Claire
Person ID	1286738
Title	Stakeholder Submission
Type	Web
Include files	PFE1286738_Image1.jpg PFE1286738_Image4.jpg PFE1286738_Image3.jpg PFE1286738_Image5.jpg PFE1286738_Image2.jpg
Family Name	Johnson
Given Name	Claire
Person ID	1286738
Title	JPA 21: Crimble Mill
Type	Web
Include files	PFE1286738_Image2.jpg PFE1286738_Image5.jpg PFE1286738_Image3.jpg PFE1286738_Image4.jpg PFE1286738_Image1.jpg
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>Please note - The following response is for JPA21 - Crimble Mill.</p> <p>I believe Crimble Mill Allocation 22 is not positively prepared, justified, consistent with national policy or effective for the following reasons:</p> <p>GREENBELT</p> <p>Crimble Mill site fails to comply with PfE Objectives 7 and 8, and 6 out of 7 Site Selection Criteria.</p> <p>There is many brownfield sites within the Rochdale borough that have not been included in the Places for Everyone Plan. These should be developed before protected Greenbelt land is chosen. Councillor Angela Smith previously highlighted figures that show Rochdale has enough Brownfield land supply to build all but 51 of the total homes required to meet the Local Housing Need in PfE.</p> <p>Developers have to prove "exceptional circumstances" before planning permission is given for building on Greenbelt land. As there is brownfield sites available and no unmet housing needs in Rochdale, it is not possible that all other options have been examined.</p>

This area is very popular with dog walkers, cyclists, families walking, children playing, horse riders - a whole multitude of local people seeking a space for outdoor activities in open space.

During the recent pandemic, we have all become far more aware of the importance for mental and physical health to get outdoors, take enjoyment from nature and have the space to do so safely.

Taking away the public's open green space is removing their escape, their opportunity to connect with nature and will hugely impact on peoples mental health and well being.

It is clear alternative reasonable options are available to building 250 executive houses on Crimble Mill protected Greenbelt land, and there are no exceptional circumstances to justify the development of this greenbelt.

FLOOD ZONES

The site fails to comply with PfE Objective 9 and is not consistent with NPPF chapter 8 (para 95).

At the foot of the site is the River Roch. The land around the Roch is a designated Flood Zone. A change in the land from the porous greenbelt to that of Housing and Road would increase the water flood off the site into the flood zone. The impact of the water flow is also likely to affect the next flood zone - Queens Park. There has been significant flooding recently to these areas; 16.03.19 and 26.12.15. This would make houses built on this land difficult to insure. *(Please see photos attached as evidence of flooding in the area).

We have recently seen in the news how areas are struggling with flooding due to global warming and the changing weather format. Building further housing on known floodplain in madness.

TRAFFIC, CONGESTION AND POLLUTION

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.

Introducing 250 new homes, plus the mill development could estimate approximately 700 cars. These cars would access the proposed site via Crimble Lane, and a secondary access near Mutual Street. Both of the suggested areas are already congestion hotspots. Crimble Lane is at present a single track lane, and would require development to cope with the volume of traffic suggested. This lane is sited between housing, and also enters the A58 at a narrowed section. The access point at Mutual Mills is close to other already crowded streets. The terraced streets in this area currently have traffic calming measures in place. Increasing the traffic flow in this area would put a significant strain on already highly congested narrow streets. The local primary school (next to site) and residents would be subjected to a massive reduction in the air quality, and also increase in sound pollution to their properties.

Congestion through Heywood is high and with the building of 1000 new homes at Pilsworth, will only get worse. Adding further housing along an already congested highway will inevitably be dangerous and problematic. The existing roads will not accommodate the extra traffic.

SCHOOLS AND INFRASTRUCTURE

The site fails to comply with PfE Objective 9.

The introduction of 250 new homes, plus the development of the Crimble Mill would bring an increase in the local population. Where is the investment for the Doctors surgeries, the dental practices, local A&E department, local schools, and Police and Fire services? All of these areas are already oversubscribed and existing residents are struggling to gain access to them.

Increasing the demand will further impact the local infrastructure. Waiting times are already too high.

Directly bordering Crimble Mill Greenbelt is the primary school All Souls. How will the works impact on hundreds of children in this school, their health and also disruption to education.

The residential roads leading to the school are currently over congested and have traffic calming measures. Parking is difficult for residents, and the many visitors to the school and coaches cause congestion and upset for residents.

If the school is to be extended, the additional traffic would be dangerous and extreme for the surrounding area.

COAL MINE/FAULT LINE

There are two existing coal mines on the sites, which the coal authority class as high risk with regards to future developments. There is also a fault line which runs south through Harefield Drive. There is documented evidence of structural concern to nearby properties and it was advised only light vehicles use the roads.

My house is next to a mine shaft. Recently investigations were carried out to the piece of land next to our house and the shaft is EXTREMELY close (it is likely the shaft runs under our house). This causes us great concern! This does not appear to have been addressed or outlined on any proposals within the PfE,

CRIMBLE MILL

The mill is in a state of extreme disrepair and it is highly unlikely that it will be renovated. It is, however, the councils whole argument for building adjacent on the greenbelt land.

It also requires access from the North due to flooding risk (so it is already known as a flood risk). Access is not possible from the North and the road is impossible to widen due to current residential dwellings.

If the development IS to go ahead, it should be within the contract that the Mill is to be renovated BEFORE greenbelt land is developed.

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 Modification I consider necessary to make this section of the plan legally compliant and sound, in respect of any legal compliance or soundness matters is the removal of JPA21: Crimble Mill from the Places for Everyone plan.