

Places for Everyone Representation 2021

Family Name	Johnson
Given Name	Lucy
Person ID	1286743
Title	Stakeholder Submission
Type	Web
Family Name	Johnson
Given Name	Lucy
Person ID	1286743
Title	JPA 21: Crimble Mill
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>JPA21 - Crimble Mill is not justified, not positively prepared and not consistent with national policy because;</p> <p>It is not necessary to use greenbelt to build houses on in the Heywood area. There is available brownfield land to build on and this should be used before destroying the greenbelt. A developer has to prove exception circumstances to build on greenbelt and this is evidently not the case in Rochdale as we can meet the current housing need by building affordable housing on brownfield sites.</p> <p>Crimble Mill fields flood regularly due to the River Roch flowing next to it. The river bursts its banks on numerous occasions, particularly during heavy rainfall and flash floods. If we build on this flood plain we will subject residents to flooding and push excess rainfall water down stream.</p> <p>There is mine shafts on the fields. They have caused movement in houses nearby over the years and it is worrying to build on the fields where shafts and tunnels run through. No housing should ever be built close to mine shafts. It is noted that no mention of these mine shafts or tunnels is referred to in the Crimble Mill plan.</p> <p>The additional traffic 250 executive houses (plus the mill conversion) will generate will add to the congestion through Heywood. This will also cause additional pollution. The residential area around the school (Woodland Road, Rye Street, Barley Hall Street) is already very congested with parking problems and traffic calming. Additional traffic will make it dangerous and cause more misery to the local residents.</p> <p>In the proposal it states the mill must be accessible from the north. This is not possible as there is no plausible route that can be built due to current residential properties. This makes the mill not viable for development. As Crimble Mill fields were only being developed to release funds to redevelop the mill, this is now not a viable proposal.</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>Removal of JPA21 - Crimble Mill from the PfE proposal is the necessary modification to the plan to make this section legally compliant and sound, in respect of any legal compliance or soundness matters.</p>
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