

Places for Everyone Representation 2021

<b>Family Name</b>	Johnson
<b>Given Name</b>	Paul
<b>Person ID</b>	1287321
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Include files</b>	<a href="#">PFE1287321_Image4.jpg</a> <a href="#">PFE1287321_Image1.png</a> <a href="#">PFE1287321_Email_Redacted.pdf</a> <a href="#">PFE1287321_Image3.jpg</a> <a href="#">PFE1287321_Image2.png</a>
<b>Family Name</b>	Johnson
<b>Given Name</b>	Paul
<b>Person ID</b>	1287321
<b>Title</b>	JPA 21: Crimble Mill
<b>Type</b>	Web
<b>Include files</b>	<a href="#">PFE1287321_Image2.png</a> <a href="#">PFE1287321_Image3.jpg</a> <a href="#">PFE1287321_Email_Redacted.pdf</a> <a href="#">PFE1287321_Image1.png</a> <a href="#">PFE1287321_Image4.jpg</a>
<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>The following is my why I believe JPA21 Crimble Mill is not justified, not positively prepared and not consistent with national policy:</p> <p>GREEN BELT LAND</p> <p>Developers must prove "exceptional circumstances" to be granted permission to build on greenbelt land. Rochdale has numerous brownfield sites not earmarked in the PfE plan that could be developed prior to considering greenbelt land. It has been researched, and there is enough brownfield sites to accommodate the building of all required housing, except 51, to meet the local housing need in PfE, This has been stated in RMBC meetings. This shows other options are available and "exceptional circumstances" do not exist.</p> <p>There is no unmet housing need in Rochdale, and 250 executive houses on greenbelt land are not necessary.</p> <p>Greenbelt land is protected for future generations. It is to stop urban sprawl. Once it is gone, it is gone for all our childrens children to enjoy.</p> <p>FLOODING</p>

The River Roch flows next to the proposed area and the area is a Flood Zone. It has flooded innumerous times in the last decade. If development goes ahead in this area it will remove the porous land that helps to stop flooding of built-up areas and cause severe flooding up river/down river. It will also cause flooding and misery for the residents of the new builds. \*(see attached photos)

CRIMBLE MILL (MILL)

The greenbelt fields are to be developed to gain revenue to renovate the mill. The mill is in a significant state of disrepair and is unlikely to ever be renovated. The mill also stands in a Flood Zone and this is referred to in the PfE plan. Access for the mill is essential from the north, due to the bridge over the River Roch flooding. Access and development of a road from the north is not possible due to current residential homes. Flooding, access and disrepair deem the mill not a viable prospect for development and as such the greenbelt fields are not needed for development as funding is not required. \*(See attached photos)

TRAFFIC, CONGESTION AND POLLUTION

The site fails to comply with PfE Objective 7 and is not consistent with adapting to climate change.

This is already a residential area with a primary school. It is not able to adequately accommodate an additional volume of traffic. There is an air quality management zone next to the proposed site (next to a primary school) which will become significantly worse. It will become dangerous, congested and unmanageable around the school area (Woodland Road, Rye Street, Barley Hall Street), particularly if the school is extended.

The A58 running from the access point at Crimble Lane to Heywood/Rochdale is currently congested and is also susceptible to flooding. \*(See attached photos) Due to proposed building on designated Flood Zone, the flooding on A58 will be exacerbated. It has traffic calming and will cause more congestion and pollution. Access to the site is on a single track lane and will require development, however, due to residential dwellings this is not possible.

COAL MINES, MINE SHAFT

There is two coal mine tunnels running under the Crimble Mill greenbelt. These historically flood and historically people have lost their lives whilst working in them. The shafts and tunnels make the land unstable and susceptible to subsidence.

There is a mine shaft within 15-20 feet of our houses (possibly running under). I have great concern that this will cause problems/structural damage to our and other residential properties! There is no mention of these/this on the PfE plan. This needs addressing. \*(See attached photos)

FAULT LINE

There is a double fault line that runs under Crimble Mill fields. This means the whole area concerned could be affected by heavy plant and development causing tremors.

There is no mention of this in the PfE plan and this needs addressing. \*(see attached letter)

**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**

I consider it necessary to modify the PfE JPA21 Crimble Mill plan to recognise and document the closeness of mine shafts to residential property on Woodland Road and the high possibility of structural damage to these properties.

I consider it necessary to modigy the PfE JPA21 Crimble Mill plan to recognise and document the Fault Line running through the Crimble Mill fields and the high possibility of structural damage caused to current properties by deveoping in the area.

**or soundness matters  
you have identified  
above.**

I consider the PfE plan requires modifying and JPA21 Crimble Mill is completely removed from the PfE plan.