

Places for Everyone Representation 2021

Family Name	Jones
Given Name	Aaron
Person ID	1286173
Title	Stakeholder Submission
Type	Web
Family Name	Jones
Given Name	Aaron
Person ID	1286173
Title	JPA 22: Land North of Smithy Bridge
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Unsound
Compliance - Legally compliant?	No
Compliance - In accordance with the Duty to Cooperate?	No
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>The sites are not justified, not positively prepared and not consistent with national policy because:</p> <p>There is no unmet housing need across Rochdale to justify building on protected greenbelt land.</p> <p>Developers have to prove exceptional circumstances to build on greenbelt land by demonstrating they have examined all other reasonable options.</p> <p>The area has increased traffic already due to being in very close proximity to Hollingworth Lake, a tripadvisor award winning attraction, that sees hundreds of visitors on a daily basis.</p> <p>The site is not justified and not consistent with national policy.</p> <p>The site is not accessible to the Metro (4km away, with no direct bus link) local train stations struggle to meet rush hour demand therefore many will use cars which will significantly increase CO2 and is not sustainable.</p> <p>The existing roads will 100% not accommodate the extra traffic of 1000 additional cars and other vehicles associated with this, the traffic assessments are unbelievably naive and do not tell the story of the current situation. During commuting times currently, there is already regular delays and congestion. Imagine what the extra pressure of those vehicles and people will do the environment, the health and well being of the community.</p> <p>The site fails to comply with PfE Objective 9 and is not consistent with NPPF chapter 8 (para 95).</p> <p>It is critical that there is a sufficient choice of school places available to meet the local needs.</p> <p>The new primary school being built on Calderbrook Road is for two form entry. The current one is two and a half form entry. This means the area is losing primary places.</p>

Places for Everyone Representation 2021

	<p>The assessment of the flood risk for the site does not fit with reality. The site has some degree of flooding.</p> <p>Any building on greenbelt/ green field land within Littleborough & Smithy Bridge could contribute to more instances of flooding. In 2015 Littleborough flooded, and this was with the Green land we have today. Bricks, tarmac and flagstones don't absorb water. Every house built chips away at the vital protection the greenbelt land provides. If these houses are built the "once in a lifetime" 2015 floods could become more common.</p> <p>Building on greenbelt land means concreting over open fields and removing trees that will soak away any flood waters and therefore will pose a significant flood risk.</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>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. There are enough brownfield sites in Rochdale to meet nearly all of the housing need. □</p> <p>Densities on existing brownfield sites close to transport hubs should be increased.</p> <p>The national planning policy framework states greenbelt serves five purposes: □</p> <p>(1) to check the unrestricted sprawl of large built-up areas;</p> <p>(2) to prevent neighbouring towns merging into one another;</p> <p>(3) to assist in safeguarding the countryside from encroachment;</p> <p>(4) to preserve the setting and special character of historic towns; and</p> <p>(5) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>
Family Name	Jones
Given Name	Aaron
Person ID	1286173
Title	JPA 24: Roch Valley
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Unsound
Compliance - Legally compliant?	No
Compliance - In accordance with the Duty to Cooperate?	No
<p>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>	<p>The site fails to comply with PfE Objectives 7 and 8, and 6 out of the 7 Site Selection Criteria. It is not consistent with sustainable development and NPPF Chapter 13.</p> <p>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. There are enough brownfield sites in Rochdale to meet nearly all of the housing need. □</p> <p>Densities on existing brownfield sites close to transport hubs should be increased.</p>

Places for Everyone Representation 2021

	<p>The area has increased traffic already due to being in very close proximity to Hollingworth Lake, a tripadvisor award winning attraction, that sees hundreds of visitors on a daily basis.</p> <p><input type="checkbox"/> The site is not justified and not consistent with national policy.</p> <p>Any building on greenbelt/ green field land within Smithy Bridge will definitely contribute to more instances of flooding. Smithy Bridge Roads and the surrounding housing areas flood on a regular basis and this is with the Green land we have today. Bricks, tarmac and mortar don't absorb water. Every house built chips away at the vital protection the greenbelt land provides. If these houses are built then it will ruin a precious and thriving area.</p> <p>Building on greenbelt land means concreting over the open fields on smithy Bridge Road that is a vital flood Plain for the area and ensures wildlife thrive and prosper therefore will pose a significant environmental risk.</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>Therefore, other reasonable options exist and there are no exceptional circumstances to justify building 200+ executive houses on greenbelt and greenfield (protected open space) land.</p> <p>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. There are enough brownfield sites in Rochdale to meet nearly all of the housing need. <input type="checkbox"/></p>
<p>Family Name</p>	<p>Jones</p>
<p>Given Name</p>	<p>Aaron</p>
<p>Person ID</p>	<p>1286173</p>
<p>Title</p>	<p>Rochdale - Green Belt Additions</p>
<p>Type</p>	<p>Web</p>
<p>Soundness - Positively prepared?</p>	<p>Unsound</p>
<p>Soundness - Justified?</p>	<p>Unsound</p>
<p>Soundness - Consistent with national policy?</p>	<p>Unsound</p>
<p>Soundness - Effective?</p>	<p>Unsound</p>
<p>Compliance - Legally compliant?</p>	<p>No</p>
<p>Compliance - In accordance with the Duty to Cooperate?</p>	<p>No</p>
<p>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>	<p>There is no unmet housing need across Rochdale to justify building on protected greenbelt land.</p> <p>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. There are enough brownfield sites in Rochdale to meet nearly all of the housing need. <input type="checkbox"/></p> <p>Local train stations at Littleborough and Smithybridge struggle to meet rush hour demand therefore many use cars now which significantly increases CO2 and is not sustainable for our environment as it stands. This will only make the problem worse.</p> <p>The existing roads will not accommodate the extra traffic of 1000 additional cars and the traffic assessments are unbelievably naive and do not reflect</p>

	<p>the state of the roads. Every time there is a crash in the village, there are roadworks during school periods and on the m62 near Littleborough, the village grounds to a halt for hours. Again extra traffic, vehicles and housing only exacerbates the problems that are already there.</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>Therefore, other reasonable options exist and there are no exceptional circumstances to justify building 510 executive houses on greenbelt and greenfield (protected open space) land</p>