

Places for Everyone Representation 2021

Family Name	Jones
Given Name	Emily
Person ID	1287353
Title	Stakeholder Submission
Type	Web
Family Name	Jones
Given Name	Emily
Person ID	1287353
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>Green belt;</p> <p>The site fails to comply with PfE Objectives 7 and 8 of the 7 site selection criteria it is not consistent with sustainable development and NPPF chapter 13. There are no unmet housing need across rochdale to justify building on protected green belt land.</p> <p>Traffic:</p> <p>Carbon emissions from cars will increase significantly as there are no metro or train stations within 6km of planned properties</p> <p>Schools:</p> <p>It is critical there is a sufficient choice of school places available to meet the local needs - there are no proposals for additional schools near this site and existing schools are already full</p> <p>Flooding:</p> <p>The assessment of the flood risk for the site is not a true reflection of the risk. The site has some degree of flooding every year.</p> <p>The site is heavy clay and has natural springs running through it. Concreting over open fields and removing hedgerows and mature trees which contribute to soaking away the flood waters means the site with have an even higher susceptibility to flooding</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	JPA 19 Bamford/Norden to be removed from the PfE

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