

Places for Everyone Representation 2021

Family Name	King
Given Name	Roy
Person ID	1286438
Title	Stakeholder Submission
Type	Web
Family Name	King
Given Name	Roy
Person ID	1286438
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>Traffic -- If many of the occupiers of the properties in the proposed development work in Manchester it is likely that they would access transport services from hubs in Rochdale, Bury or Heywood. None of these are easily accessible by foot or pedal cycle and therefore there probably would be an increase in road traffic, particularly at peak times. It does not make sense to build new properties in locations which encourage an increase in road traffic with consequent increases in carbon dioxide production and reduction in air quality.</p> <p>Green Belt -- There is no obvious shortage of accommodation in Rochdale; conversion of Crimble Mill to provide accommodation would meet local needs and have the benefit of restoring a property that has been allowed to decay over a number of years. Parts of the Bamford/Norden site are wet and development of the site is likely to reduce the ability of the land to absorb water after heavy rainfall and therefore increase the possibility of run-off flooding surrounding areas.</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.	Remove JPA19 Bamford/Norden from the PfE