

Places for Everyone Representation 2021

Family Name	Kneale
Given Name	Robert
Person ID	1286774
Title	Stakeholder Submission
Type	Web
Family Name	Kneale
Given Name	Robert
Person ID	1286774
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>The site is greenbelt. There are no unmet needs within the Borough and no exceptional circumstances have been put forward to justify development. Brownfield sites exist within the Borough. Of course they may not be in areas where "executive homes" would be a desirable proposition and, in my opinion, therein lies the reasoning for the proposal - profit. It certainly does not meet a need for the area. If there is a need within the Borough I would suggest there is one for low cost starter homes which could be built on brownfield sites closer to transport hubs.</p> <p>The local infrastructure cannot meet current needs and the addition of 450 homes would exacerbate the situation. The one way traffic proposal is ludicrous as traffic would still need to egress from the new development creating queues of traffic within the development itself. At rush hour traffic currently backs up from the junction with Norden Road and Bury Road. More traffic will cause massive congestion on Bury Road at the lights with Queens Park Road causing a reduction in air quality adjacent to the local primary school - certainly not in the Government's green agenda. On the subject of schools, all the local primary schools are fully subscribed and not able to accommodate the extra numbers that would be created. Similarly, local GP practices are in the same situation. Bamford does not have a full time GP practice.</p> <p>The development is a long distance from the Metro and railway station making car journey the only option for many.</p> <p>The site is greenbelt and enjoyed by many walkers. Trees and hedgerows would be lost and a site , already subject to flooding at times, would become even worse if developed.</p> <p>The proposal is not justified, consistent with Planning Policy or anywhere near Effective.</p> <p>As stated earlier, it is a proposal for profit not for need.</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.

The whole proposal should be removed from the PfE.