

Family Name	Knowles
Given Name	Mary
Person ID	1287498
Title	Stakeholder Submission
Type	Web
Family Name	Knowles
Given Name	Mary
Person ID	1287498
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>This policy is unsound because it's not justified, not positively prepared and not consistent with national policy because there's no unmet housing need to justify building on protected greenbelt land, especially when this land includes football pitches, cricket grounds and tennis courts. Given the pandemic and the importance of giving young people an opportunity to engage in outdoor activities to alleviate mental health problems, it's now more important than ever to retain sports grounds. It would be scandalous to take this facility away from our young people, we don't have local parks like other areas of Rochdale do.</p> <p>The government are keen for residents to use the public transport network to reduce CO2 emissions. For commuters to Manchester, there is no direct bus link, and our metro station/railway station is not serviced with direct transport from this area, hence an increase in traffic congestion. Existing roads will not accommodate additional traffic to the extent of 900 plus additional cars.</p> <p>How can our doctors and schools accommodate another 450 families when they are already creaking under the strain of having to meet the needs of existing residents? No schools and doctors surgeries been factored into this development?</p> <p>The biodiversity in the existing hedgerows, trees and open land surrounding Jowkin Lane plays a very important part in our local ecosystem. The government is keen for us to plant trees and shrubs yet planners and developers seem to be at odds with this message by wanting to build on protected greenbelt land.</p>
Redacted modification - Please set out the modification(s) you consider necessary to	The modification we are seeking is for JPA19 Bamford/Norden to be removed from the PfE.

make this section of the plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.