

Places for Everyone Representation 2021

Family Name	Lovell
Given Name	Lynn
Person ID	1286400
Title	Stakeholder Submission
Type	Web
Family Name	Lovell
Given Name	Lynn
Person ID	1286400
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 fails to comply with Pfa 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>There is no shortage of housing in the Rochdale area which would justify building on green belt land. There are plenty of brownfield sites that could be utilised which are closer to available transport sites. There is no metro or train station in close proximity and the extra car emissions will increase the local pollution levels. There is no mention of a new school being provided and the local ones are already full. To build an estate of executive houses at this time when young people are struggling to afford a first time home is selfish and inappropriate. The land in question is prone to being waterlogged and flooded and therefore there will be more use of concrete for stable foundations which in itself is bad for the environment. At this time when the protection of green belt land and the local wildlife is being promoted as being most important for the health of the planet it is wrong to destroy habitats and green open space by building unnecessary housing when there is a reasonable alternative using existing brownfield sites.</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.	We request that JPA 19 Bamford/Norden be removed from the Pfa