

Places for Everyone Representation 2021

<b>Family Name</b>	Lowe
<b>Given Name</b>	Sharon
<b>Person ID</b>	1287003
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Family Name</b>	Lowe
<b>Given Name</b>	Sharon
<b>Person ID</b>	1287003
<b>Title</b>	JPA 22: Land North of Smithy Bridge
<b>Type</b>	Web
<b>Soundness - Positively prepared?</b>	Unsound
<b>Soundness - Justified?</b>	Unsound
<b>Soundness - Consistent with national policy?</b>	Unsound
<b>Soundness - Effective?</b>	Unsound
<b>Compliance - Legally compliant?</b>	Yes
<b>Compliance - In accordance with the Duty to Cooperate?</b>	Yes
<b>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.</b>	<p>Not justified, prepared or consistent with national policy. There is no unmet housing shortage here in Rochdale. There are plenty of Brownfield sites that should be used instead of greenbelt and greenfield. Pretty much any housing requirements could be fulfilled on existing brownfield sites, close to transport hubs rather than building big fancy 4 and 5 bedroom executive houses all over greenfield and greenbelt.</p> <p>Have the developers PROVED the exceptional circumstances to build on green instead of brown sites? Not all brownfield sites have been included, so that needs rectifying.</p> <p>National planning policy framework states greenbelt serves 5 purposes</p> <ul style="list-style-type: none"> <li>To check unrestricted sprawl of built up areas</li> <li>to prevent neighbouring towns all merging into each other</li> <li>To safeguard the countryside from encroachment</li> <li>To preserve the character and settings of historic towns</li> <li>Encourage the recycling of other derelict and urban land</li> </ul> <p>So as there are other options available to building on greenbelt and greenfield sites, there are absolutely no exceptional circumstances that warrant the building of 510 houses on greenbelt and greenfield sites</p> <p>Traffic will increase by around a 1000 vehicles, with no infrastructure in place to support that increase on already overloaded and frequently gridlocked roads adding to congestion and pollution. What about the carbon neutral grand idea?</p> <p>Loss of school places. Doctors. Dentists.</p> <p>This is in an area prone to flooding. The building of more unnecessary housing, with all the additional driveways, roads etc will increase run off and cause increased flooding around the area.</p>

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	<p>Site fails to comply with 7 and 8 of the pfe objectives and fails in 6 out of 7 site selection criteria.</p> <p>It is NOT consistent with sustainable development and the NPPF Chapter 13</p>
<p><b>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.</b></p>	<p>Remove JPA 24 Roch Valley and Land North of Smithy Bridge JPA 22 from the pfe</p>
<p><b>Family Name</b></p>	<p>Lowe</p>
<p><b>Given Name</b></p>	<p>Sharon</p>
<p><b>Person ID</b></p>	<p>1287003</p>
<p><b>Title</b></p>	<p>JPA 24: Roch Valley</p>
<p><b>Type</b></p>	<p>Web</p>
<p><b>Soundness - Positively prepared?</b></p>	<p>Unsound</p>
<p><b>Soundness - Justified?</b></p>	<p>Unsound</p>
<p><b>Soundness - Consistent with national policy?</b></p>	<p>Unsound</p>
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