

Places for Everyone Representation 2021

<b>Family Name</b>	Lucad
<b>Given Name</b>	Cliff
<b>Person ID</b>	1287268
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Family Name</b>	Lucad
<b>Given Name</b>	Cliff
<b>Person ID</b>	1287268
<b>Title</b>	JPA 19: Bamford / Norden
<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>The site is publicly accessible green belt land which is protected by national planning policy. There is no unmet housing need across Rochdale so there is no justification to build on protected green belt land. Many brownfield sites are not included and many more will become available as we come out of the pandemic, so these should be used in priority to protected green belt.</p> <p>There is an air quality management zone within 150m of the site (next to a primary school) which will become significantly worse if this site is developed and as a mother of a 6 year old child, air quality is exceptionally important to me.</p> <p>The existing roads are already congested and will therefore not accommodate another 900 additional cars, despite the unbelievably optimistic traffic assessments.</p> <p>Again as a parent, I can see no proposal for additional schools and existing schools are already full.</p> <p>The assessment of the flood risk does not fit with reality. The site has some flooding every year and with climate change this will mean flooding will only get worse. Removing hedgerows and mature trees etc that soak away the flood waters will pose a significant flood risk.</p>
<b>Redacted modification - Please set out the modification(s) you consider necessary to make this section of the plan legally compliant</b>	To remove JPA19 from the PfE.

**and sound, in respect of any legal compliance or soundness matters you have identified above.**