

Places for Everyone Representation 2021

<b>Family Name</b>	Marshall
<b>Given Name</b>	Paul
<b>Person ID</b>	1286178
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Family Name</b>	Marshall
<b>Given Name</b>	Paul
<b>Person ID</b>	1286178
<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>This site is within the existing Green Belt and is used extensively by local residents for recreational purposes. There are many potential brownfield sites within the Borough that can be allocated for residential purposes.</p> <p>I am a Chartered Surveyor having worked in Rochdale throughout my 40 year career. I have an intimate knowledge of the local housing market and do not consider there to be an unsatisfied demand for executive class housing in the Bamford/Norden area. What is needed is more Affordable Housing, considering the demographics of the town.</p> <p>Other factors which lead me to believe the proposal to be unsound include;</p> <ul style="list-style-type: none"> <li>- The road infrastructure will be incapable of supporting over 450 additional homes</li> <li>- Local schools will be over subscribed</li> <li>- The site fails to comply with PfE Objectives 7 and 8 and is inconsistent with sustainable development and NPPF Chapter 13</li> <li>- Reduction in air quality as the site does not support a transition to a low carbon future and instead promotes a significant increase in vehicle emissions</li> </ul>
<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>	In my opinion JPA 19 Bamford/Norden should be removed from the PfE.