

Places for Everyone Representation 2021

Family Name	Mcloughlin
Given Name	Rob
Person ID	1286337
Title	Stakeholder Submission
Type	Web
Family Name	Mcloughlin
Given Name	Rob
Person ID	1286337
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?	NA
Compliance - In accordance with the Duty to Cooperate?	NA
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>Background:</p> <p>The green belt land in this allocation is mainly owned by Peel holdings. They have seen an opportunity in the GMSF (now PfE) to develop the land. The council sees this as a revenue stream from 450 luxury homes and associated development related payments and have bought into this. This is purely about money and nothing to do with the fine words in the overall plan vision and objectives etc. about improving Gtr Manchester.</p> <p>The proposed development:</p> <p>Connectivity:</p> <p>The allocation is not well connected to the current/proposed transport infrastructure. There are no viable alternatives to car use. The people buying these homes will not work in Rochdale. They will be travelling to other parts of Greater Manchester or beyond by car. Even now Norden road (the road which all the new traffic will be forced to use) backs up every morning at peak times. This has gradually worsened over the years due to developments in connected areas such as in and around Norden. An extra volume of 900 cars (assuming 2 per household) will exacerbate this. Not only in terms of delays to all travellers but also further negative impact on air quality. In addition onward impact will be felt through the whole route to the M62 including the pinch points in Heywood so it will be a knock on effect for a large number of current travellers/residents.</p> <p>Services:</p> <p>The local services GPs, dentists schools etc are fully stretched now. These services are not capable of supporting such a large influx of additional residents</p> <p>Amenities:</p>

What about the loss of amenities? The area is well used by local residents. At weekends entire families go for walks. Its a great area to meet and greet for the community.

Wildlife

There is a great variety of wildlife using the area that will be affected. There are foxes deer and a huge variety of birds including kestrels, sparrowhawks and waxwings in winter. At night it is common to hear owls. Herons nest every year in the marshy area of the field at the south of the site.

Failure to meet Strategic objectives:

The proposed development fails to meet the strategic objectives laid out in the plan. here are some examples:

"Prioritise the use of brownfield land" - there are plenty of brownfield opportunities elsewhere . This is not a brownfield site.

"Focus new homes in the Core Growth Area and the town centres" - this development is not in those areas

"Focus new homes within 800m of public transport hubs" - this development is not so located

"Ensure that there is no increase in the number of homes and premises at a high risk of flooding" - the area is prone to flooding in wet periods

"Prioritise sustainable modes of transport to reduce the impact of vehicles on communities" - the area is not suitably located to support this

"Promote sustainable patterns of development that minimise the need to travel and contribute to cleaner air" - this development encourages extra travel by car due to the fact that it is not well connected to the infrastructure

"Locate and design development to reduce car dependency" - this development encourages extra travel by car due to the fact that it is not well connected to the infrastructure

"Prioritise development in well-connected locations" - the proposed area is not well connected.

"Enhance special landscapes, green infrastructure, biodiversity and geodiversity" - this development destroys green space

"Improve access to the natural environment and green spaces including parks" - this green space is well accessed already. Developing it will destroy that.

"Maximise the health benefits of access to the natural environment and green spaces" -this green space is already doing that. Developing will be detrimental to the health of many local residents

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.

To comply with the above the section JPA 19 Bamford/Norden should be removed from the plan.