

<b>Family Name</b>	Morris
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<b>Person ID</b>	1287324
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Family Name</b>	Morris
<b>Given Name</b>	Annabel
<b>Person ID</b>	1287324
<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 proposal is for the release of publicly accessible greenbelt land which is supposed to be protected by National planning policy.</p> <p>In addition the development plan contradicts and fails to meet its own objectives and these can be specifically set out below:</p> <ol style="list-style-type: none"> <li>1. At present there is no unmet housing need across Rochdale to justify the release of greenbelt land to build 450 executive detached houses and developers have not examined all the options of regenerating and redeveloping the town centre and brownfield sites which will not only solve any housing shortage but will benefit the town economically by attracting local business back to the town. This is contrary to the PFe"s own objectives 7 &amp; 8 and is not a sustainable development project under NPPF chapter 13.</li> <li>2. There is inadequate provision for transport links which will lead to a substantial increase in traffic, congestion and pollution. The proposed site entrance to Furbarn Road which is single track country lane with a regular stream of Horses form the stables and Ashworth Valley, plus pedestrians and young children on bikes. This access will lead to increased traffic which is simply dangerous. In addition the increased congestion and pollution on to Norden Road, Bury Road, Queens Park Road, War Office Road fails to comply with the PFE"s objective 7 and is not consistent to meeting CO2 emissions and climate change. THIS is contrary to NPPF chapters 2 (para 8) and 9. The site is not justified and not consistent with national policy.</li> <li>3. Schools - there is not enough school places for the existing residents of the area and no provisoj to build nee primary pr secondary schools in the area. The site therefore fails to comply with the PFE"s own objective 9 and is not consistent with NPPF ch 8 (para 95)</li> <li>4. Climate change - As a person in the under 18 age category, the effect of climate change is going to affect my generation more than any other, It is therefore critical that environmental factors are given more importance.</li> </ol>

Building large detached houses on protected greenbelt land impacts the climate twofold.

Firstly large detached homes are inefficient from an emissions basis in the volume of CO2 produced per capita. Secondly the removal of green belt removes large amounts of vegetation which converts CO2 back in to oxygen and the loss if this will remove large swathes of plants and does nothing to alleviate the climate emergency that Rochdale Council announced in July 2019.

The site does nothing to promote a reduction to carbon emissions and only serves to propense increased CO2 emissions for years to come. The site therefore fails to comply with PFE objective 8 and is not consistent with chapters 2,9 & 14 of the NPPF.

5. Further impact on the environment is the effect of increased rainwater run off in to the river systems. This is going to increase the risk of flooding further downstream. The country is already seeing large scale floods on an annual basis partly due to climate change but also due to overdevelopment and the removal of natural vegetation which intercepts and slows the permeation of water in to the river systems. This is against PFE"s objective 2 and is not consistent with NPPF chapter 14.

6. This site is an important recreational area for the local residents and is the only remaining green belt land that we have access to. This has been a god send during covid 19 where residents have had the ability to access open green space without the requirement to drive to a scenic spot. Without this space there would have been a huge detriment to the health of local residents.

In addition i have had the benefit of growing up having access to nature and wildlife. I have regularly seen foxes, badgers, deer, bats, mice, owls and other birds of prey and many other creatures. The site therefore has significant environmental and local amenity value and the development will deprive future generations of access to the natural environment.

The site contradicts PFE objective 8 and is not in line with NPPF chapter 15.

7. The site is used for football cricket and tennis. The proposal is to take these areas out of greenbelt. Removing this protection will increase the likelihood that these sites will be developed in future years deriving the local residents of any access to any sporting activities in the area. This should be removed from the plan completely to protect the leisure facilities for future generations for years to come. The PFE objectives 7, 8 & 10 are not satisfied and the plan is not consistent ith national policy NPPF chapter 8.

8. Rochdale MBC have a local housing need and land already available to cover that housing need. There is therefore no justification to release greenbelt land for the provision of large detached executive homes for which there is no shortage. In fact a search done today shows 51 available 4 bedroom+ houses for sale up to the value of £650,000 in the Rochdale area. It is clear therefore that at the upper end of the market that there is no shortage.

The site therefore fails to comply with PFE objective 2 and is not consistent with NPPF chapter 2.

**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**

The Rochdale site JPA 19 Bamford / Norden should be removed completely from the PFE plans as the site is not justified, is not compliant with PFE's objectives and is not consistent with national policy.

**or soundness matters  
you have identified  
above.**