

<b>Family Name</b>	Murphy
<b>Given Name</b>	Amanda
<b>Person ID</b>	1287440
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Family Name</b>	Murphy
<b>Given Name</b>	Amanda
<b>Person ID</b>	1287440
<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 land is protected Green Belt and no justifiable reason for developing has been given. It contravenes PfE objectives 7 &amp; 8, plus in addition fails six of the seven Selection Criteria.</p> <p>There is no shortage of housing in the Rochdale area and this would be critical to approve building on Green Belt.</p> <p>There are ample brownfield locations, and more will be available following the pandemic, close to the proposed site which would give a more positive outcome for potential residents, being closer to public transport hubs.</p> <p>Infrastructure - Schools: Again the site fails to meet PfE, Objective 9 and fails to be consistent with NPPF chapter 8 (para 95). This states that there should be sufficient school places to meet local needs but there is no plan to increase school places to accommodate a growth in population arising from 450 new houses.</p> <p>Health facilities: local doctor surgeries are already at full capacity, as are dentists.</p> <p>Roads &amp; public transport (or lack of): the plan completely contravenes the supposed direction of government and the country's plan to reduce carbon emissions. As such the plan is not justified and inconsistent with national policy. It will significantly increase CO2 emissions as a result. The site is 6km from any local railway or metro station. There are only 3 buses per day into Manchester and only between the hours of 6:30 and 7:30.</p> <p>This lack of public transport which will mean all residents will be reliant on car usage.</p> <p>The roads are already gridlocked at peak times with queues back from The Grapes public house to Rochdale Rd; it cannot accommodate traffic from another 450 homes (minimum 900 + cars).</p>

The one way plan will make the traffic situation on War Office Rd even worse than it currently is and increase air pollution.

The local air quality zone within 150m of the site will worsen significantly should the plan be passed. There are two primary schools which would fall within an area of inferior air quality potentially causing young children ill health.

The site does not comply with PfE Objective 7 and is at odds with the ambition to reduce carbon emissions and the move to a low carbon economy (NPPF Chapters 2 (para8) and 9.

Environment and flooding: the site is not justified and not consistent with national policy.

No effective reporting of the real flood situation has been reported in the plan.

The area is heavy clay and has a plethora of natural springs, as indicated by local road names ("Clay Lane"and "The Springs"). Such a large construction site will only increase the risk of flooding with the removal of natural hedgerows and trees which currently absorb excess flood waters. If this plan goes ahead, flooding is bound to increase alongside global warming and significant higher water levels.

**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.**

JOA19 Bamford/Norden should be REMOVED from the PfE.