

Places for Everyone Representation 2021

<b>Family Name</b>	Nunns
<b>Given Name</b>	Andrew
<b>Person ID</b>	1286635
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Family Name</b>	Nunns
<b>Given Name</b>	Andrew
<b>Person ID</b>	1286635
<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>Primarily the site is on publicly accessible green belt land and should be protected by national planning policy.</p> <p>The building on Green Belt fails with PfE objectives 7 and 8 and most of the Site Selection Criteria. There is no PROOF of exceptional circumstances nor any unmet housing needs in Rochdale.</p> <p>The site listed would fail with PfE Objective 7 (re traffic) and would not be linked with any meaningful public transport. Air quality, CO2 emissions and congestion would be significantly worse.</p> <p>Regarding schools, I believe the site fails to comply with PfE Objective 9 and NPPF Chapter 8 Para 95 and is neither justified nor consistent with national policy.</p> <p>The site is prone to flooding even now and therefore fails to comply with PfE objective 2 and cannot be consistent with NPPF Chapter 14</p> <p>There are enough brownfield sites which are available right now in much more suitable positions to minimize traffic and transport issues. The only reason the developers want green belt land is to try and maximize profits. There is NO justification to build on protected land.</p>
<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>	we are seeking the JPA19 for Bamford/Norder is REMOVED from the PfE