

Family Name	Pickersgill
Given Name	John
Person ID	1287204
Title	Stakeholder Submission
Type	Web
Family Name	Pickersgill
Given Name	John
Person ID	1287204
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?	Yes
Compliance - In accordance with the Duty to Cooperate?	Yes
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>The planning application is to be built on green belt land and is not consistent with national policy as there is no justification to build more houses as planned as there is existing supply that is available as proven by the large amount of similar houses for sale in the area. There are also many brownfield sites in Rochdale that could be used for building a variety of houses on rather than turning to green belt land. With the limited transport links in the area there would be a great increase in general traffic on what are already heavily congested roads which would increase air pollution and potentially cause more traffic accidents.</p> <p>There are currently limited facilities in the area with no Doctor's surgery and the 2 local schools are both at capacity. Building more houses, particularly the family homes being planned would require any new children to have limited options for local schooling and require then to be transported out of the area once again increasing traffic and damaging the environment. The nearest metro station is in Bury and getting to it would result in even more cars on already highly utilised road network. The proposed imposition of a one-way system would also result in local "rat runs" being utilised bringing the danger of road accidents on the side streets.</p> <p>Building on this particular piece of Green Belt would also have a damaging effect on the environment as well as adding to the already high risk of flooding in the area as more land is build on and existing drainage compromised.</p>
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	In light of the reasons articulated I believe that the plan is unsound and as a consequence that this plan (JPA19) is removed from the PFE.

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