

Places for Everyone Representation 2021

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|---|---|
| <b>Family Name</b>  | Ripley  |
| <b>Given Name</b>   | John  |
| <b>Person ID</b>  | 1286109   |
| <b>Title</b>  | Stakeholder Submission  |
| <b>Type</b>   | Web   |
| <b>Family Name</b>  | Ripley  |
| <b>Given Name</b>   | John  |
| <b>Person ID</b>  | 1286109   |
| <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>I personally feel that the proposals made do not adhere to PfE Objectives 7 and 8. Furthermore, the development is unsustainable and is inconsistent with NPPF Chapter 13. Primarily, I feel it is unjustified due to the current housing demands in Rochdale being met already, making building on greenbelt land needless. I find this proposition particularly alarming as myself and many others in the area have spent years using these spaces for walks, running and many other outdoor activities such as DofE expeditions.</p> <p>In addition, I feel there is no need to rush to build on greenbelt land there are many existing brownfield sites that haven't been included in the proposals. It is also highly likely that more brownfield sites will become available as we come out of the pandemic making the need to expediate greenfield development redundant.</p> <p>Lastly, there is also a considerable flood risk in the proposed areas with some degree of flooding occurring every year. By building on these greenbelt areas, hedgerows and mature trees that help soak away flood waters will be removed, increasing the likelihood of more severe floods in future.</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> | <p>For the reasons outlined above, I feel the most appropriate modification is for JPA 19 Bamford/Norden to be removed from the PfE.</p>  |