

Places for Everyone Representation 2021

<b>Family Name</b>	Roberts
<b>Given Name</b>	Graham
<b>Person ID</b>	1286912
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Family Name</b>	Roberts
<b>Given Name</b>	Graham
<b>Person ID</b>	1286912
<b>Title</b>	Our Vision
<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>	No
<b>Compliance - In accordance with the Duty to Cooperate?</b>	No
<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>	Far too little consultation. Rushed through in middle of the pandemic with NO public interaction. Follows the same doctrine as the failed GMSF. At least on that one the consultation document was easily available and reasonably logical to follow. This one fails miserably in my opinion on both counts. And has been rushed though.... WHY?
<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>	For all the above reasons. Lack of communication with the electorate is undemocratic. Using the pandemic as an excuse for this is unsound.
<b>Family Name</b>	Roberts
<b>Given Name</b>	Graham
<b>Person ID</b>	1286912
<b>Title</b>	Our Strategic Objectives
<b>Type</b>	Web

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<b>Soundness - Positively prepared?</b>	NA
<b>Soundness - Justified?</b>	Unsound
<b>Soundness - Consistent with national policy?</b>	NA
<b>Soundness - Effective?</b>	NA
<b>Compliance - Legally compliant?</b>	No
<b>Compliance - In accordance with the Duty to Cooperate?</b>	No
<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>	Improper consultation without public debate. Take it or leave it attitude prevails. The building of huge numbers of houses and business sites planned without infrastructure will be a total disaster.
<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>	Direct input from the local people is essential before implementing.
<b>Family Name</b>	Roberts
<b>Given Name</b>	Graham
<b>Person ID</b>	1286912
<b>Title</b>	JPA 22: Land North of Smithy Bridge
<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>	No
<b>Compliance - In accordance with the Duty to Cooperate?</b>	No
<b>Redacted reasons - Please give us details of why you consider the consultation point not</b>	Total lack of local consultation. Only plans for housing on this site without any additional infrastructure. There are already poor access roads, over full schools, inadequate medical services, very poor air quality, etc.

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<b>to be legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.</b>	THIS land also regularly floods adjacent to the river particularly on the proposed site access road. The main Smithybridge road feeding the site has a railway level crossing some 200 metres away which is closed 3/4 times per hour already causing havoc with access to Milnrow and the motorway beyond.
<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>	Infrastructure first before any development considered. Consultation with the local community.
<b>Family Name</b>	Roberts
<b>Given Name</b>	Graham
<b>Person ID</b>	1286912
<b>Title</b>	JPA 24: Roch Valley
<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>	No
<b>Compliance - In accordance with the Duty to Cooperate?</b>	No
<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>	As above in section 22. Infrastructure is very poor to support further devopment. Total lack of planning to improve this first. Only plans for housing. Useless without roads school places, medical services, and very poor air quality, And this proposal is on the edge of the only country park in the area for recreation. There are adequate brown field sites nearby. This is a green land recreational area. THIS SITE IS AN OLD MINING AREA. PLANS SHOWING THIS THESE ARE AVAILABLE HAVE BEEN CONVENIENTLY DISMISSED.
<b>Family Name</b>	Roberts
<b>Given Name</b>	Graham
<b>Person ID</b>	1286912
<b>Title</b>	JP-D1 Infrastructure Implementation
<b>Type</b>	Web
<b>Soundness - Positively prepared?</b>	Unsound
<b>Soundness - Justified?</b>	Unsound

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<b>Soundness - Consistent with national policy?</b>	Unsound
<b>Soundness - Effective?</b>	Unsound
<b>Compliance - Legally compliant?</b>	No
<b>Compliance - In accordance with the Duty to Cooperate?</b>	No
<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>	No infrastructure planned in these proposals. Only plans for housing in the area affected by 22 and 24.
<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>	Infrastructure before anything else! The local existing residents need to have a duty of care also. These plans for items 22 and 24 will be disastrous without without it. There is no consideration given to the already extra nearly 700 houses built already in the last 3 years. THERE HAS NO ADDITIONAL INFRASTRUCTURE PUT IN PLACE FOR THESE EITHER. The school system and roads are already beyond capacity because of wilful lack of planning or expenditure in the area. All infrastructure improvements are only in Rochdale Town centre. Non in Littleborough REDACTED TEXT.
<b>Family Name</b>	Roberts
<b>Given Name</b>	Graham
<b>Person ID</b>	1286912
<b>Title</b>	JP-D2 Developer Contributions
<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>	No
<b>Compliance - In accordance with the Duty to Cooperate?</b>	No
<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</b>	Virtually all the infrastructure moneys by developers has either not been recovered by the LA due to "unforeseen" development costs. That which has been paid is greatly reduced, AND HAS NOT BEEN SPENT IN THIS AREA BUT ADDED TO ROCHDALES "POT" AND USED ELSEWHERE.

**co-operate. Please be as precise as possible.**

**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.**

Enforce contractors to contribute to the provision of LOCAL infrastructure BEFORE development!