

Places for Everyone Representation 2021

Family Name	Robinson
Given Name	Brian
Person ID	1286935
Title	Stakeholder Submission
Type	Web
Family Name	Robinson
Given Name	Brian
Person ID	1286935
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 site being proposed is on Green Belt land and fails to comply PfE Objectives 7 and 8 and 6 out of the 7 Site Selection Criteria. Nor is it consistent with sustainable development and NPPF Chapter 13.</p> <p>It is not consistent with national policy or justified to build on this site. The housing need in Rochdale is not such to justify building on protected green belt land.</p> <p>The developers have to prove exceptional circumstances and show they have considered all other reasonable options before they should be allowed to build but this they have failed to do.</p> <p>Brownfield sites should be utilised for more housing development , particularly near transport hubs rather than exploiting precious green field sites.</p> <p>The homes proposed are not social housing but exclusive properties and there are no exceptional circumstances to justify building them.</p> <p>With regard to the issue of traffic management the site fails to comply with PfE Objective 7 and is not consistent with national policy on climate change , progressing to a low carbon economy and NPPF Chapters 2 paras 8 and 9.</p> <p>The site will generate extra traffic of over a 1000 vehicles and local roads will not be able to cope. The site is miles away from the Metro and rail stations therefore everyone will drive causing congestion and increased C02 emissions. This will also affect air quality in the vicinity of local schools.</p> <p>If the site is developed there will not be enough school place to meet the additional need. There are no plans to provide additional schools. The site therefore fails to comply with PfE Objective 9 and is inconsistent with NPPF Chapter 8 para 95.</p> <p>The site will be prone to flooding and the local sewerage system will be overwhelmed by the number of additional properties. Building on the site</p>

	<p>will destroy the natural barriers against flooding eg trees and open fields increasing the chances of severe flooding . There is some flooding every year building on this site will make matters considerably worse. The site is heavy clay and has springs running through it ;the assessment of flood risk for the site is therefore completely unrealistic . The site is therefore not justified and inconsistent with national policy and non compliant with PfE Objective 2 and inconsistent with NPPF Chapter 14.</p>
<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 or soundness matters you have identified above.</p>	<p>The removal of JPA 19 Bamford/Norden from the PfE</p>