

Family Name	Saunders
Given Name	Robert
Person ID	1287047
Title	Stakeholder Submission
Type	Web
Family Name	Saunders
Given Name	Robert
Person ID	1287047
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 fails to comply with PfE Objectives 6,7 & 8 out of the seven site selection criteria and does not comply with sustainable development and NPPF chapter thirteen. The development (site) is not warranted and is not compliant with national policy because:</p> <p>The green belt in the Bamford/Norden area of Rochdale has already been heavily developed and eaten into over many years. This land is vital for the existing local population for recreational and mental health purposes, such as walking, running and relaxing from the stresses of life in general. I know there are many brownfield sites that if developed would substantially improve the Rochdale area instead of leaving them to ruin and would be better connected logistically. The traffic in the Bamford/Norden area (especially during the "rush hour" periods) is already very heavy with the associated heavy pollution. The proposed development would be detrimental to the lives of the existing residents and would not be an attractive option for new buyers either as the nearness of such green spaces is one of the main draws to the area.</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.	The modification that I am seeking is for JPA 19 Bamford/Norden to be removed from the PfE.