

Places for Everyone Representation 2021

Family Name	Scott
Given Name	Marilou
Person ID	1286859
Title	Stakeholder Submission
Type	Web
Family Name	Scott
Given Name	Marilou
Person ID	1286859
Title	Our Vision
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.	The development is on greenbelt land which is accessible to all and as such is protected by national planning policy
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.	Use the readily available brownfield sites
Family Name	Scott
Given Name	Marilou
Person ID	1286859
Title	Our Strategic Objectives
Type	Web

Places for Everyone Representation 2021

Soundness - Positively prepared?	Unsound
Soundness - Justified?	NA
Soundness - Consistent with national policy?	NA
Soundness - Effective?	NA
Compliance - Legally compliant?	Yes
Compliance - In accordance with the Duty to Cooperate?	Yes
Family Name	Scott
Given Name	Marilou
Person ID	1286859
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>Traffic.</p> <p>This proposed site will create more traffic (estimated 900 cars). There is already an early morning tailback at the Bury Rd/ Norden Rd/ Queens Park Rd traffic lights. Cars are needed to get to the nearest Metro/Rly station which is 6km away. The bus stops which are marked are too far from most of the proposed site and the routes too roundabout and time consuming to be used for commuting so will be mostly unused. Cars will be used instead.</p> <p>Residents are increasingly having to use hospitals in South M/C. People already have to set off at 7.15 am for 10am appointments. The queue has already started at this time. Extra cars will increase this congestion and increase the CO2 pollution when we should be reducing it. This site does not adhere to the national policy.</p> <p>I am horrified that there is a suggestion to make Norden Rd. one way. This will funnel traffic along War Office Rd and other roads in the area which were never built for heavy traffic. It will cause air quality to be made worse.</p> <p>The site will not comply with objective 7 of PfE and will not help us to adapt to reduce climate change</p> <p>Need for housing</p> <p>Rochdale needs just over 8000 houses and if some but not all the brownfield sites are used they will supply almost 8000 houses. Not all the brownfield sites have been included in the survey. Therefore there is no need to use greenbelt land. There is no acute shortage of large detached houses in the</p>

area. We need affordable houses. Obviously the development companies want this greenbelt land used because it is more profitable.

For these reasons the plan has not been positively prepared and not consistant with national policy.

Schools

The existing schools are already full despite the fact that several busloads of children are bussed out to schools in neighbouring areas such as Bury, Bolton , Oldham and Bacup. There are no plans for extra schools. There will not be sufficient places to meet local needs.

The site fails to fulfil PfE Obj9 and does not follow NPPE Ch8 para95

The site is not justified or follow natioinal policy

Flooding.

As a resident in this area REDACTED TEXT I know that different parts of the proposed site flood each year. Sometimes the flooding is severe. There are several natural springs which increase in size in wet weather. The land is on clay and does not drain well particularly in wet weather. Look at the clues in the road names Clay Lane, Springbank Lane etc. These confirm that the area is very wet. If this land is built on then it will reduce the natural drainage and increase the risk of flooding. This will be exascerbated when hedges and trees are removed.

The site is not justified or follow national policy NPPF ch8 para 95

Green Belt.

This site should not be used because there is no justification to build on this greenbelt land. In fact to do so goes against National policy. It does not even fit most of the PfE site selection criteria. THERE IS NO EXCEPTIONAL CIRCUMSTANCE to justify using this greenbelt because there are sufficient bownfield sites in Rochdale some of which have not been included in the survey.

There are 2 sets of pylons on the site. It is known that they can cause leukeamia in children living within 50m

This site is an important piece of greenbelt regularly used for recreation, walking and exercising dogs.

This site is publicly accessable greenbelt land which is protected by National planning policy so it should be removed from PfE

The site does not comply with 7&8 of PfE objectives

The site is not justified or follow national policy

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.

I dont believe that these proposals for JPA 19 should be included in the plans for PfE because this is greenbelt land which is much used at present by the local population. This land is protected by law in the national planning policy. The Brownfield sites around Rochdale should be used instead of this greenbelt.