

Places for Everyone Representation 2021

Family Name	Shariff
Given Name	Mushtak
Person ID	1286715
Title	Stakeholder Submission
Type	Web
Family Name	Shariff
Given Name	Mushtak
Person ID	1286715
Title	Our Vision
Type	Web
Soundness - Positively prepared?	Sound
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
Family Name	Shariff
Given Name	Mushtak
Person ID	1286715
Title	Our Strategic Objectives
Type	Web
Our strategic objectives - Considering the information provided for our strategic objectives, please tick which of these objectives your written comment refers to:	<ul style="list-style-type: none"> 1. Meet our housing need 2. Create neighbourhoods of choice 6. Promote the sustainable movement of people, goods and information 7. Ensure that districts involved are more resilient and carbon neutral 8. Improve the quality of our natural environment and access to green spaces 9. Ensure access to physical and social infrastructure 10. Promote the health and wellbeing of communities
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Sound
Soundness - Consistent with national policy?	NA
Soundness - Effective?	NA
Compliance - Legally compliant?	Yes
Compliance - In accordance with the Duty to Cooperate?	NA

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Family Name	Shariff
Given Name	Mushtak
Person ID	1286715
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>Green Belt</p> <ol style="list-style-type: none"> 1) There is no unmet housing need across Rochdale to justify building on protected green belt. 2) There is no justification to Build 450 large high end executive houses. Many similar properties in the area are very lightly under occupied with one or two residents due to Children moving out / resident losing a partner due to bereavement or health issues. This is not efficient use of precious land and resources required to run and maintain such properties. My estimate is that currently half the properties in the area are under utilised. 3) There are currently very large number of brown field that need developing. These sites are close to transport hubs and justify development on them. 4) All other reasonably options should be examined by developers. 5) The site is not accessible to either the Metro or rail stations. Everyone will use car increasing CO2. The air quality will deteriote so close to a primary school and also effect elderly residents in the area. 6) Making some roads one way will put more pressure on other roads and deem them unsafe for pedestrians. 7) There is no proposal to increase school places. Existing school is full. 8) The area has experienced flash flood and this may increase further due to climate changes. 9) With a very large development the ecology of the area will suffer. 10) If the development is allowed, the elderly will suffer most with limited walking area immediately on their door step 11) There is no GP surgery planned and the one nearest is extremely busy.
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	Major Infrastructure development will as described above

**you have identified
above.**