

Family Name	Smith
Given Name	Gerard
Person ID	1287256
Title	Stakeholder Submission
Type	Web
Family Name	Smith
Given Name	Gerard
Person ID	1287256
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 7 and 8, and 6 out of the Site Selection Criteria. The site is not justified, not positively prepared and not consistent with national policy.</p> <p>There is no unmet housing need in Rochdale to justify building on greenbelt land when there is plenty of brown field options.</p> <p>There is no unmet need for executive homes in Rochdale.</p> <p>The plans will erase key leisure space for residents and particularly families who currently use the space. Local green space is necessary in terms of physical and mental health for all residents. People of all ages use the space and losing it will impact directly.</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>The site fails to comply with PfE Objective 7 and is not consistent with adapting to climate change.</p> <p>Likely people who would buy these properties would be travelling to work bases across Manchester, Leeds and Liverpool. Motorway access from Norden and Bamford means there are only three access roads across the River Roch on the West side of Rochdale. The two main roads across experience slow moving traffic on a daily basis. Additionally increased traffic volumes will impact on those areas close to motorway junctions. Heywood for example already has dense traffic levels.</p> <p>Norden and Bamford have poor public transport links. Whilst the train station has inadequate commuter parking. Increasing demand on the infrastructure will compound matters.</p> <p>Routinely I spend some 10 -15 minutes queueing on these access roads which should take approximately 2 minutes to travel along. These roads go through residential, school and park areas reducing the air quality significantly. We know that climate change is more worry for us all. The plans will increase environmental and public health risks.</p>