

Places for Everyone Representation 2021

Family Name	Smith
Given Name	Keith
Person ID	1286189
Title	Stakeholder Submission
Type	Web
Family Name	Smith
Given Name	Keith
Person ID	1286189
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>JPA 19 Bamford/Norden</p> <p>-This site fails to comply with PfE objectives 7 and 8, and NPPF Chapter 13, and is therefore unsound.</p> <p>Greenbelt and Brownfield</p> <p>- The Site is Green Belt, and developers have failed to prove there are any exceptional circumstances to justify building 450 high end executive-type homes on this site, which does nothing to address the housing need for affordable homes. There is no shortage of high-end homes in this area, which is already regarded as one of the more up market areas of Rochdale, and is a blatant attempt by developers to maximise their profits, and by RMBC to maximise as much top band council tax as possible by building this type of housing. RMBC have continually pursued a policy of allowing as much building as possible in this area, repeatedly granting planning permission for houses with large gardens to be demolished and several more built in its footprint in the Bamford/Norden area, in addition to brownfield sites they have also built on, again maximalising the number of homes on which they can charge top rates of council tax, increasing pressure on roads, doctors and schools, with no alteration to the basic infrastructure to service this area. The roads, school, and doctors are already at maximum capacity, and will not sustain any additional pressure. They have failed to consider alternative brownfield sites, notably the derelict brownfield site of Turner Bros, Spotland, a site of similar size to Bamford/Norden site, which is nearer to transport hubs, less densely populated, but in need of renovation before building could begin, which would reduce profit for the developers. Successive councils have ignored this site since 1990"s, but sooner or later someone will have to address the problem that the land is contaminated., and this would have been the ideal opportunity, using CPO to acquire it, the price reflecting that it is in need of decontaminating first, This site would be far more suitable for more affordable homes, which is what is actually needed,</p>

	<p>but crucially, that area does not carry the prestigious address of Bamford or Norden.</p> <p>-The allocation of this site is also unsound as fails to comply with PfE objective 7, and NPPF Chapter 2, paragraphs 8 and 9, is not consistent with adapting to climate change and moving to a low carbon economy</p> <p>-The proposed plan to make a one- way system and direct all existing traffic, plus the additional traffic generated by these houses, approximately 900+ cars, from the current system of 2 roads all onto one is absurd in the extreme. It will greatly increase carbon emissions and reduce air quality on War Office Road, a residential street, as traffic idles, waiting to turn onto the b6222 at the lights at the bottom, and also result in traffic attempting to avoid this bottleneck by diverting through the estates on even smaller residential roads, reducing the air quality there too.</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>JPA 19 Bamford Norden proposes the wrong houses in the wrong place, and should be taken out of Places for Everyone and remain as Greenbelt.</p>