

Places for Everyone Representation 2021

<b>Family Name</b>	Smith
<b>Given Name</b>	Sarah
<b>Person ID</b>	1286922
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Family Name</b>	Smith
<b>Given Name</b>	Sarah
<b>Person ID</b>	1286922
<b>Title</b>	JPA 19: Bamford / Norden
<b>Type</b>	Web
<b>Soundness - Positively prepared?</b>	Unsound
<b>Soundness - Justified?</b>	Unsound
<b>Soundness - Consistent with national policy?</b>	Unsound
<b>Soundness - Effective?</b>	Unsound
<b>Compliance - Legally compliant?</b>	Yes
<b>Compliance - In accordance with the Duty to Cooperate?</b>	Yes
<b>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.</b>	<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 as there is no unmet housing need in Rochdale to justify building on greenbelt land. There is no unmet need for executive homes in Rochdale. The plans will remove vital leisure space for residents and particularly families who currently use the space. Local green space is necessary for the well being of local residents who use this land regularly for exercise.</p> <p>The site fails to comply with PfE Objective 7 and is not consistent with adapting to climate change. The residents sought for these developments will be those with a greater likelihood of working in Manchester, Leeds and Liverpool. To access the motorway from Norden and Bamford 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. As Norden and Bamford are poorly served by public transport and the train station does not cater for enough commuter parking, these residents will be required to use their cars thus increasing the volume of cars on these roads. I have daily experience of spending at least 10 to 12 minutes queueing on these access roads which should take approximately 2 minutes to travel along. These roads cover residential, school and park areas reducing the air quality significantly.</p>
<b>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</b>	The modification we are seeking is fir JPA 19 Bamford/Norden to be removed from the PfE.

**or soundness matters  
you have identified  
above.**