

Family Name	Smith
Given Name	Sonia
Person ID	1286593
Title	Stakeholder Submission
Type	Web
Family Name	Smith
Given Name	Sonia
Person ID	1286593
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?	No
Compliance - In accordance with the Duty to Cooperate?	No
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>This proposal to build executive properties on GREENBELT land is is not consistent with the sustainable development and National Planning Policy Framework chapter 13. It doesn't meet the Pfa objectives numbers 7 and 8. Also 6 out of the 7 site selection criteria are not met.</p> <p>This huge area of countryside identified for housing is not justified not positively prepared and not consistent with national policy for the following reasons :-</p> <ul style="list-style-type: none"> -Rochdale does not have desperate housing needs that warrant the building on protected greenbelt land. -Lack of evidence by Developers that they have examined all reasonable options in order to justify building on greenbelt. There are many alternative brownfield sites that exist closer to transport hubs. Alternative and available brownfield sites have not been used in priority. Choosing a site which offers more profitable returns is not the right reason to desecrate this greenbelt land. The evidence and assessments supplied by the Developers are questionable and unsound and must be properly scrutinised before any planning permission is considered. <p>Traffic</p> <p>In terms of climate change NPPF chapter 2 this site goes against National Policy. The existing roads around this area will not cope with the increased traffic. The congestion at peak times along Norden road, Bury Road, War Office road is horrendous and there is no way the exiting roads will cope. All that wasted fuel as cars are sat in traffic jams every morning and every evening will severely affect air quality especially around St Michaels primary school. Not good for the children"s health. The nearest metro station is 6kms away, Train similar distance and as executive housing there is likely to be several cars per household so significant CO2 emissions.</p> <p>Schools</p>

There are only two primary schools St Michaels Cof E and Bamford Primary which are already full so consideration for additional primary and indeed secondary education facilities had not been addressed. Families should be afforded a choice of school in line with National Policy therefore this site is not justified as building 450 houses will clearly impact on school places. If the argument is that places are available in schools within a larger radius then cars will be used to transport the children further increasing traffic and CO2 emissions

Finally Flooding

Everyone living in Bamford knows that the proposed development site is prone to flooding. The ground is heavy clay (hence Clay Lane!) and the area near Jowkin lane regularly turns into a pond after a lot of rain complete with ducks and surrounded by a quagmire of mud. Increasing the hard standing with houses, drives access roads in his area will stop the natural soak away and the removal of trees to suck up the water will also increase flooding. There is a history of flooding near this proposed site in Norden where houses had to be demolished due to subsidence. The questionable assessment needs go be reviewed as this contravenes Chapter 14 NPPF.

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.

The plan needs to be removed from the Pfe