

Places for Everyone Representation 2021

Family Name	Towriss
Given Name	Karen
Person ID	1286879
Title	Stakeholder Submission
Type	Web
Family Name	Towriss
Given Name	Karen
Person ID	1286879
Title	Our Vision
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
Family Name	Towriss
Given Name	Karen
Person ID	1286879
Title	JPA 21: Crimble Mill
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>This site in many ways fails to comply with objectives 7,8 & 6 out of the 7 site selection criteria , it is not consistent with sustainable development and NPPF 13.</p> <p>The site is not justified, not positively prepared and not consistent with national policy because:</p> <p>Green belt</p> <p>Rochdale council is already working above the average rate of new homes in the PfE structure, they have already satisfied the quota for the amount of</p>

houses needed yearly and the full scale of building considered is above the quota needed by 2026.

There are enough brown sites to accommodate all but 50 houses without using any green belt land. These sites are generally in hubs with shopping facilities nearby, doctors schools etc.

The land at Crimble is a desirable area I expect for upwardly mobile families looking for 3/4 bedroom houses, but what Rochdale needs is social housing, not detached housing with views- and flooding. Social housing needs to be built where all amenities are accessible for families without personal transport, on good bus links etc. In easy reach of support networks. This is not the case here with the site. Therefore because of this the increase in the amount of traffic will be extortionate.

While brown sites are available these are ideally situated and more sound for the type of social housing needed. We don't need to use green belt.

Traffic

The site fails to comply with PfE objective 7 and is not consistent with adapting to climate change, moving to a low carbon economy and NNF chapters 2 (para8) and 9

The site is not justified and consistent with national policing:

Crimble Lane from the mill is not easily accessible from or to either Bury Road or Rochdale Road East, the upper part of Crimble is a registered bridleway, and cannot be tarmaced as the gradient is very steep, it is extremely narrow in areas and would not easily be widened. Surely this lane cannot accommodate the daily traffic of 150 ? Cars, apparently there will be around that many apartments, I find it very strange that we have not seen the planning for the mill as that is the main reason for the housing, it is many peoples thought that when the houses are built the mill building will be demolished because of safety measure or that some other mister-meaner may occur, planning needs to be able to assure interested parties that the mill is the main build and and it will be carried through.

With 150-450 vehicles possibly on the site congestion will be horrific, co2 levels will be significantly higher, not sustainable or good for the families.

Heywood end of Crimble lane is also a tight, narrow road, that cannot possibly take the traffic of 250, 2xcar homes.

The consequences to both main roads either side will be catastrophic, the speeding down both roads of cars in the evening with so many cars exiting and entering doesn't bear thinking about.

Both sites mill and Crimble field are away from good transport links, only one bus goes along both main roads, not near any metro stations, any walking families will have a lengthy walk to reach the main road. This means domestic car will be a must, the lane is not wide enough for passing cars and a footpath for non vehicle walking families.

There will not be a link road between the housing development and the mill development because the bridge over the River Roch can only be used as a footbridge.

Schools

The site is not justified and not consistent with national policy.

There is planning for an extension to All Souls school, but the area around Barley Hall etc is phenomenally busy at drop off, pick up times to the point that even local, residents struggle to park, so how will that work when there is a possibility of more than 200 extra children many who will have to travel away from the Crimble area for places as All Souls cannot accommodate that many with an extension so the traffic build up, is Rochdale going to extend other local schools also.

	<p>Flooding</p> <p>The site fails to comply with PfE objective 2 and is not consistent with NPPF chapter 14</p> <p>The site is not justified, not effective and not consistent.</p> <p>The whole Crimble area is affected by severe flooding in the winter time, there are mine shafts and geological surveys have found fault lines that have caused movement.</p> <p>I live on Rochdale Road East and several of the houses with cellars have had black water flooding in the summertime generally. It is caused, United utilises say, by the archaic Victorian drainage system that runs down Rochdale Road East, is not capable of coping with the drainage from the houses that are already built, I expect sewage will be diverted onto the old system from the Crimble sites and this will cause further problems.</p> <p>United utilities have fixed a non return valve on our drain fortunately we have not had a flood now for several years but we have been able to claim our water rates back from our council tax bill 4/5 times over the years because of this problem, this is a worry for myself and others on the road.</p> <p>Medical services</p> <p>This is a major worry in this area, we do not have an A&E dept in Rochdale now, Fairfield and Oldham are our nearest hospitals, the effect of the new proposed housing in the Rochdale is going to have a very high demand on our local and extended local hospital trusts, having just gone through a world pandemic it has shown how our NHS has struggled with lack of beds, doctors and nursing staff, demand on the NHS with over and 1,000 new homes in the borough, many who will be sold to young families who will need maternity and paediatric services will place the system in severe pressure.</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>The modification I want to see is that JPA 21 (Crimble mill) be removed completely from the PfE .</p>