

Places for Everyone Representation 2021

Family Name	Towriss
Given Name	Paul
Person ID	1286889
Title	Stakeholder Submission
Type	Web
Family Name	Towriss
Given Name	Paul
Person ID	1286889
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>Green belt</p> <p>The site fails to comply with PfE obj 7,8 and 6 out of the 7 site selection criteria, it is not consistent with sustainable development and NPPF chap 13</p> <p>The site is not justified , not positively prepared and not consistent</p> <p>Rochdale at present with new builds is beyond target set for the yearly build number between now and 2026, in fact in 2026 the build will be substantially over the amount subscribed to Rochdale.</p> <p>The amount of housing needed is able to be built on our brown sites by 50 houses in the Rochdale area, this should mean that green belt is only needed for that number.</p> <p>This sites are predominantly in areas where there is a community bases, local shops, medical services, children"s services etc, all agencies that are needed around social housing as a support network.</p> <p>Therefore there is no reason or justification to use green belt land</p> <p>Traffic</p> <p>The site fails to comply with the obj 7 and is not consistent with the adapting climate change moving to a low carbon economy NPPF chapter 2 (para8) and 9</p> <p>The site is not justified and not consistent with national policy.</p> <p>Crimble mill is a site which is between to major roads, when the m62 is closed the is standstill traffic on these roads, they are not easily accessed by passenger routes, just 1 main bus at both Bury road and Rochdale road east, no metro nearby, and no nearby walking distance train station, the increase domestic used vehicles are going to be significantly higher, we are</p>

talking, 150 apartments In The mill, apparently as no planning yet has been seen, and 250 houses on the field, probably all 2 car family homes.

The air quality will be severely diminished with on just this site upto 450 cars moving around this small area in which a massive increase in Co2 is not acceptable.

Schools.

As planning suggests there will be an extension to All Souls school,, with 250 new dwellings on the field sold to young families, I do wonder what size the extension will be, not only does All Souls need extending but surrounding schools, (st Luke"s has just i gone a huge extension already), also to meet the excessive demand on 250 family homes, because these children will not all be all to attain a place at their nearest school cars are going to be used to ferry the children.

Resident on Barley hall at present cannot find places to park their cars as we speak, it is horrendous at dropping off and picking up times at the school, which makes child safety a big issue.

This site is not justified and not consistently

Flooding

The site fails to comply with the PfE obj9 and is not consistent with national policy.

The site has severe flooding issues from the river Roch generally in the winter months, over the last 5 years it has burst its banks and caused the whole area to look like one large lake.

There are mine shafts in the field area and Manchester university recorded earth tremors which ran from the gorge down through Harefield and down towards crimble, the earth could be felt moving, all caused by heavy build machinery.

We ourselves have been flooded in our cellar along with several other homes around us, due to Untilies say, a very basic Victorian system that cannot cope with the volumes from the progression of building since the system was installed, we have been lucky that utilities did fix a non return valve on our home and we since haven"t had problems but we have been able to claim our water rates back for those years.

Clearing green belt can have an effect o. The drainage also, by concreting over the fields the water does not naturally run away, which will increase flooding problems.

Medical

We are in between Rochdale, bury and Oldham we have just 2 a&e and a overloaded NHS, building 1000+ new homes which will be sold to young families will only over load it even more, with maternity and paediatrics, after a world pandemic the NHS is struggling, we are struggling I. This area to get a doctors app or see a consultant, the infa structure is not here to sustain the amount of homes needed. Sadly once they are built and sold the council and builder can wipe the hands and the rest of us have to deal with the consequences.

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

JPA21 crimble mill to be removed from the PfE.

**you have identified
above.**