

Family Name	Walker
Given Name	Jenny
Person ID	1287342
Title	Stakeholder Submission
Type	Web
Family Name	Walker
Given Name	Jenny
Person ID	1287342
Title	JPA 22: Land North of Smithy Bridge
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?	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>My name is REDACTED TEXT, I am over the age of 13.</p> <p>The site clearly does not comply with PfE Objective 7 and is not consistent with adapting to climate change, moving to a low carbon economy and NPPF Chapters 2 (para 8) and 9</p> <ul style="list-style-type: none"> • Due to existing overdevelopment, Littleborough increases in traffic are at breaking point not only during the week but also at weekends having a negative impact on the clean air around Hollingworth Lake country park. Further development would only impact this, leading to increases in carbon emissions and a beautiful landscape becoming further polluted. · The site is not justified and not consistent with national policy. • The site has no actual bus route from Smithybridge to Milnrow where the nearest metro station is. • local train stations struggle to meet rush hour demand therefore many will use cars which will significantly increase CO2 and is not sustainable. • The existing roads will not accommodate the extra traffic of 1000 additional cars which at best is seriously underestimate given the proposal is for 4 and 5 bedroom houses. <p>. Traffic from 6.30 am through to 9.00am is crawls from Littleborough through to Milnrow where the motorway link is. At best, cars probably achieve 15 miles per hour from the centre. Another 1000 plus cars will only add to this and will cause massive increases in CO2 emissions.</p> <p>The site does not comply with PfE Objectives 7 and 8, and 6 out of the 7 Site Selection Criteria. It is not consistent with sustainable development and NPPF Chapter 13.</p> <ul style="list-style-type: none"> · The sites are not justified, not positively prepared and not consistent with national policy because:

- There is no unmet housing need across Rochdale to justify building on protected greenbelt land.
- Developers have to prove exceptional circumstances to build on greenbelt land and have not examined all other reasonable options.
- Many brownfield sites are not included and many more will become available as we come out of the pandemic due to office spaces and retail areas becoming vacant, these should be used in priority to protected green belt. There are enough brownfield sites in Rochdale to meet nearly all of the housing need.
- Densities on existing brownfield sites close to transport hubs should be increased. Littleborough has no infrastructure.

The national planning policy framework states greenbelt serves five purposes:

- (a) to check the unrestricted sprawl of large built-up areas;
- (b) to prevent neighbouring towns merging into one another;
- (c) to assist in safeguarding the countryside from encroachment;
- (d) to preserve the setting and special character of historic towns; and
- (e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- Therefore, other, and better options exist and there are no exceptional circumstances to justify building 510 executive houses on greenbelt and greenfield (protected open space) land.

The site fails to comply with PfE Objective 9 and is not consistent with NPPF chapter 8 (para 95).

- The site is not justified and not consistent with national policy.
- There is already a shortage of schools in the local area. Many children of secondary school age have to now take two busses to a school many miles away from their local area. Another 500 houses each with 4 and 5 bedrooms are clearly made for larger families. This will only impact further on the current problem with no viable solution being part of the current plan.
- The new primary school being built on Calderbrook Road is for two form entry. The current one is two and a half form entry. This means the area is losing primary places.

Flooding:

- The site fails to comply with PfE Objective 2 and is not consistent with NPPF Chapter 14.
- The site is not justified, not effective and not consistent with national policy.
- The assessment of the flood risk for the site does not fit with reality. The site has a significant degree of flooding.
- Any building on greenbelt/ green field land within Littleborough & Smithy Bridge will contribute to more flooding. In 2015 Littleborough flooded, and this was with the Green land we have left today. Littleborough never flooded prior to over 140 houses being built in the centre some ten years ago. Every house built eradicates the greenbelt land and the protection to flooding that this provides.

In addition to the above, Littleborough no longer has sufficient doctors to cover the increasing population on the area. First hand experience means it can be 4 or 5 days to get any appointments or you are forced to drive miles to your nearest urgent care centre. Along with the increase in traffic, this is a dangerous situation and an accident waiting to happen. There isn't a local police station and due to lack of funds and shortages within the police force, car crime has increased significantly. Littleborough has been targeted by OCG groups travelling from further areas of West Yorkshire due to it being

	an affluent area. Further housing will make Littleborough a hotspot target for further crime.
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.	Question 97 Rochdale - JPA 22 Land North of Smithy Bridge and JPA 22 Roch Valley to be removed from the pfe.
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Person ID	1287342
Title	JPA 24: Roch Valley
Type	Web
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Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Unsound
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<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>for JPA 22 land North of Smithy Bridge and JPA 24 Roch Valley to be removed from the PfE</p>