

<b>Family Name</b>	Whittaker
<b>Given Name</b>	Daniel
<b>Person ID</b>	1287171
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Family Name</b>	Whittaker
<b>Given Name</b>	Daniel
<b>Person ID</b>	1287171
<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>JPA19 is unsound for a vast number of reasons. Whilst the vast majority of people appreciate there is a national housing shortage of affordable homes, there is certainly no unmet housing need in Rochdale which warrants building on this protected greenbelt land. The developers have failed to provide any exceptional circumstances for building on protected greenbelt (as they are duty bound to do) and have failed to focus on increasing housing densities on existing brownfield sites. JPA 19 is NOT about plugging the gap in any housing shortage; on the contrary, it is about profit for the developers pure and simple. That is clear from the fact that they intend to build 450 executive detached houses on this greenbelt. Disgraceful, frankly. Those are not truly affordable homes.</p> <p>With these houses will come more traffic. Each one of these executive houses will have at least two cars. It is clear that 900 extra cars on roads that are already congested is going to impact on air quality. Notwithstanding the obvious inability of the existing roads to accommodate the extra traffic, this site flies in the face of PfE Objective 7 and this government's claimed objective of fighting climate change. Linked to this, we are living in unprecedented times. The site is used by residents to maintain their wellbeing, to play, to exercise to recharge, to escape. REDACTED TEXT the tennis courts that will be lost to this unsound plan. Taking this away will undoubtedly have a severe impact on people's wellbeing. Adding 450 households into the mix will make this even worse with the resultant severe impact on already stretched local health and social services.</p> <p>JPA 19 is unsound due to the lack of school places. I know from experience that schools in this area are already full. No provision for additional schools has been factored in here.</p> <p>As is evident from the names of a lot of the streets in this area, this area contains tonnes of heavy clay. Building 450 executive houses on this protected greenbelt land will obliterate fields and hedgerows as well as</p>

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	<p>ancient trees all of which serve to soak away flood waters. This area floods every year and so proceeding with this plan will increase the flood risk.</p> <p>Much of this beautiful greenbelt land is under two lines of extremely high voltage pylons. I have family who have suffered from Leukaemia as a result of being in close proximity to electrical lines.</p> <p>This site is not only inconsistent with national policy and unjustified, it is unsound on all levels.</p>
<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 or soundness matters you have identified above.</b></p>	<p>This plan needs to be removed from the Places for Everyone.</p>