

Family Name	Wilkes
Given Name	Judith
Person ID	1286493
Title	Stakeholder Submission
Type	Web
Family Name	Wilkes
Given Name	Judith
Person ID	1286493
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?	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 is green belt land and there are no exceptional circumstances for building on it provided by the developers.</p> <p>Existing roads will not accommodate the extra traffic and no reasonable plans have been made by the developers to address this.</p> <p>The area is liable to flooding and the plans will remove natural flood defences, putting the whole of the Bamford area at heightened risk.</p> <p>The plans are for large, detached homes, for which there is no need in the Rochdale area.</p> <p>The site is an important leisure area for this community. Building unnecessary and unaffordable houses will negatively impact on our health. It is also an important area for wildlife and its destruction will diminish the natural environment.</p> <p>There are brown field sites, closer to transport hubs that could be used for more appropriate housing in Rochdale.</p> <p>In short, the site is not justifiable and not consistent with national policy.</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.	No appropriate modifications could be made to make this site sound.