

Family Name	Williams
Given Name	Karen
Person ID	1286853
Title	Stakeholder Submission
Type	Web
Family Name	Williams
Given Name	Karen
Person ID	1286853
Title	JPA 2: Stakehill
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Unsound
Compliance - Legally compliant?	No
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>It is obvious the Plan has not considered the established transport hubs we already have in the town centres of Oldham, Rochdale and Middleton. There is no demand for a Railway Station in Slattocks. The Plan Should consider Developing the Town Centres where the transport Hubs provide transport links to these towns and Manchester City Centre. Rochdale and Middleton town centre are in desperate need for Redevelopment and regeneration, providing Apartments and Housing will provide much needed footfall on our dying high streets, Providing a much needed boost for the retail outlets within walking distance.</p> <p>Houses or Industrial Units are not required in Stakehill and Slattocks, PfE should take into account the Huge amount of houses built over the last 3 years, much of which have been built on Farm land. Slattocks does not have the infrastructure to deal with houses on Greenbelt, infrastructure exists on the existing brownfield sites that require development first. Rochdale Road is build on sand and water and is already at unacceptable levels of traffic congestion. Traffic lights would be required if this unsound plan was permitted, causing traffic jams and pollution etc. Slattocks Roundabout was again flooded yesterday. Flooding is a regular occurrence on Grange rd, Church Avenue and Rochdale Rd. We need the surrounding Fields to absorb, hold and Soak away the rainfall, Developing this land will guarantee an increase of flooding in the area and lower lands . We have thriving Farm businesses providing us with landscaping, wood, Milk Eggs Meat etc, since leaving the EU we will need this land to grow much needed produce on.</p> <p>There is more than enough Brownfield land we can develop, to meet the Demand. Our experts have proved there are years and this plan is at least 15/20 years premature?</p> <p>there are empty units on Stakehill industrial estate, a change of use of some of the units and land is required which will address any housing stock figures,</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>No Consideration of the existing communities has been taken into account. JPA2 must be removed from the plan.</p> <p>GMSF and PfE has proved to be factually flawed and should be abolished, Our Greenbelt, Countryside, Wildlife must be protected from Developers, we need this land as much as the folk who travel to our area for Leisure activities including Walking, Running Cycling, Heath, Wellbeing etc. This provides the Lungs and our Air Quality, Please note Slattocks is surrounded by Congested A roads, the Busy M62 and the A627 link road. Our Hospitals have the largest intake of asthma cases, The destruction of the Greenbelt will add to the casualties . We have vast amounts of suitable Brownfield Land that must be used first.</p> <p>Middleton and Rochdale Town Cente must be regenerated, We need affordable and Luxury Apartments/Housing in our City Centers promoting life back into high streets, at minimum cost to the environment etc.</p>
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