

Places for Everyone Representation 2021

Family Name	Wolf
Given Name	Robert
Person ID	1287017
Title	Stakeholder Submission
Type	Web
Family Name	Wolf
Given Name	Robert
Person ID	1287017
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>I feel the site fails to comply with the laws, and the spirit of the laws, concerning green belt use. I have yet to see any unmet housing needs in the Rochdale area that would justify the exceptional circumstances needed to build on greenbelt land. Additionally, there are other options available that have not yet been utilised in the Rochdale area. These must be explored fully before even considering building on our beautiful greenbelt areas. Once built on, a greenbelt site such as this, will never return. That would be a huge loss, and travesty, for all citizens of Rochdale.</p> <p>The effects upon local traffic do not appear to have been given the consideration needed. Any workday morning, go to the intersection of Rochdale and Bury Old Road and Norden Road. The traffic queues are huge and this development of 450 homes, each with at least two cars, will make the current poor situation so much worse. Creating a one-way system is not going to address the burden this development will bring. Also deserving of consideration is the increase in traffic near a local park and school. This can only increase the number of incidents involving children being hit by cars. Air pollution too will increase. I'm sure most area residents feel as I do that we already have more than enough and certainly don't want to see an increase.</p> <p>Then there's the schools in the immediate vicinity to consider and their ability to cope with the additional students this development will bring. All are already at capacity and no provisions are provided in this building plan to alleviate the additional burden this plan will place on them. The schools will just be expected to muddle through and provide worse educational opportunities for all students that attend them.</p>
Redacted modification - Please set out the modification(s) you consider necessary to	There are other building options available that have not yet been utilised in the Rochdale area, particularly those areas nearer the town centre and its associated transportation links. These must be explored fully before even considering building on our beautiful greenbelt areas.

make this section of the plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.