

<b>Company / Organisation</b>	Mutual Mills Limited
<b>Person ID</b>	1286154
<b>Title</b>	Stakeholder Submission
<b>Agent Company / Organisation</b>	Advance Land and Planning Limited
<b>Type</b>	Web
<b>Company / Organisation</b>	Mutual Mills Limited
<b>Person ID</b>	1286154
<b>Title</b>	JPA 21: Crimble Mill
<b>Agent Company / Organisation</b>	Advance Land and Planning Limited
<b>Type</b>	Web
<b>Soundness - Positively prepared?</b>	Sound
<b>Soundness - Justified?</b>	Sound
<b>Soundness - Consistent with national policy?</b>	Sound
<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>Our client owns the western portion of this large site, with frontage to Mutual Street. The land can is degraded and in part, comprises previously developed, that is well related to the adjoining built-up area.</p> <p>We generally support the proposal JP Allocation 21 in relation to Crimble Mill which is in separate ownership. It makes good planning sense to remove our client's land from the Green Belt to allow for its future residential development as well as a secondary access onto Mutual Street. Our client has remains prepared to work with the promoters of the adjacent Crimble Mill landowners to facilitate either a comprehensive or at the very least a "joined-up" scheme for development in this location.</p> <p>That said, we consider that our client's land should be capable of early and independent development, so long as any proposals do not prejudice the development of the larger area to the east, including the provision of the secondary access to Mutual Street. We have previously submitted (to Rochdale Borough Council in respect of the GMSF Consultation in the summer of 2018) a sketch concept layout to demonstrate how this could be achieved. We can provide a plan of our client's ownership and a copy of the previous sketch concept layout to support this representation.</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</b>	We seek a minor modification to the Policy and/or supporting text to acknowledge the potential for our client's western parcel of land to potentially come forward for development independently from the larger land ownership to the east, so long as any proposals do not prejudice the provision of a secondary access to Mutual Street in relation to the Crimble Mill development.

**you have identified  
above.**