

Places for Everyone Representation 2021

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|---|---|
| Family Name | Ayton |
| Given Name | Julie |
| Person ID | 1286684 |
| Title | Stakeholder Submission |
| Type | Web |
| Family Name | Ayton |
| Given Name | Julie |
| Person ID | 1286684 |
| 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>The Site fails to comply with PfE Objectives 7 & 8 and 6 out of 7 Site selection criteria. It is not consistent with sustainable development and NPPF Chapter 13</p> <p>There is no legitimate reason, justification or consistency with National policy for this site because of the following reasons:</p> <ul style="list-style-type: none"> - No unmet housing needs across the Rochdale borough to justify building on green belt land and there has to be exceptional circumstances verified by developers before building goes ahead - Brownfield Sites have not been included and should take priority ahead of protected Green Belt land -Transport Hubs within existing Brownfield sites should be increased. - There are no exceptional circumstances which justify or warrant the building of 450 executive detached houses on Green Belt Land when other options exist. <p>The site fails to comply with PfE Objective 7 and is not consistent with adapting to climate change, moving to low carbon economy and NPPF Chapters 2 (para 8) and 9</p> <p>There is no legitimate reason, justification or consistency with National policy for this site because of the following reasons:</p> <ul style="list-style-type: none"> - No Metro link or Train Station is accessible (6Km away) which will result in CO2 increases and the site is 150m from an air quality management zone which will become significantly at risk if the site goes ahead -The existing surrounding roads are already in poor condition and will not accommodate a further 900 cars and the traffic assessments are unreasonably optimistic |

One way through Norden will force traffic down one road which will create already heavy congestion, particularly at school times and this will effect the air quality due to higher CO2 omissions

The site fails to comply with PfE Objective 9 and is not consistent with NPPF chapter 8 (para 95)

There is no legitimate reason, justification or consistency with National policy for this site because of the following reasons:

There is no proposal for additional schools near this site and local schools are already full, therefore any additional development will result in insufficient choice of school places to meet the already stretched local needs

The site fails to comply with PfE Objective 2 and is not consistent with NPPF chapter 14

There is no legitimate reason, justification or consistency with National policy for this site because of the following reasons:

- The site is heavy Clay hence the name "Clay Lane" and there are natural springs running through it hence the name "The Springs"

- Flood risk is significant and every year there is a degree of flooding on the site but the assessment of this flood risk is not consistent with reality

- Building on Green belt land would mean concreting over open fields, the removal of bushes and hedgerows and mature trees which help soak away the flood waters adding to the significant risk of flooding

Removal of fields, bushes and hedgerows will result in the loss of protected wildlife.

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.

The modification we are seeking is for JPA19 Bamford/Norden to be removed from the PfE