

Family Name	Bayman
Given Name	Claire
Person ID	1286093
Title	Stakeholder Submission
Type	Web
Family Name	Bayman
Given Name	Claire
Person ID	1286093
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>Greenbelt and active agricultural land: The site fails to comply with the PFE objectives 7&8. plus 6 /7 of the Site selection criteria.</p> <p>- The site isn't justified, not positively prepared, and not consistent with national policy as there is no unmet housing need within Rochdale that would justify building on protected Greenbelt. I understand that developers need to prove exceptional circumstances to justify building 450 executive-style houses on a protected greenbelt site.</p> <p>There are brownfield sites available nearer transport and these should be a priority over and above protected Greenbelt areas.</p> <p>As the pandemic will likely produce additional brownfield sites, these need also to be factored in prior to identifying protected greenfield sites.</p> <p>Traffic: The site fails to comply with PFE Objective 7 and is not consistent with adapting to climate change, moving to a low carbon economy and NPPF Chapters</p> <p>- The site is not justified and not consistent with national policy as it isn't accessible to either the Metro (6km away) or local train stations therefore everyone will use cars which will significantly increase CO2 and is not sustainable.</p> <p>In addition, there is an air quality management zone within 150m of the site (next to a primary school) which will become significantly worse if this site is developed.</p> <p>The existing roads will not accommodate the extra traffic of a minimum 900 additional cars and the traffic assessments are optimistic to say the least, for 450 executive homes to not have 2 cars minimum a household.</p> <p>The plan to make Norden Road one-way will force all the traffic down one road which will make the air quality and congestion on War Office Road</p>

	<p>significantly worse, and it has previously been identified as illegally high at times against GM pollution target levels.</p> <p>Schools: The site fails to comply with PfE Objective 9 and is not consistent with NPPF chapter 8 (para 95).</p> <p>The site is not justified and not consistent with national policy - It is critical that there is a sufficient choice of school places available to meet the local needs and there is no proposal for additional schools near this site and existing schools are already full. In fact, the supporting documents state unrealistically that the number of children stated in the supporting documents expected to increase in line with the 4-5 bedroom for 450 executive homes will be under 200, but still there arent 200 places free in the surrounding schools, and its probable to be in excess of this for the type of housing.</p> <p>Flooding: The site fails to comply with PfE Objective 2 and is not consistent with NPPF Chapter 14.</p> <p>The site is not justified, not effective, and not consistent with national policy. Quite simply, the assessment of the flood risk for the site does not fit with reality. The site has flooded every year to some extent or another, sometimes severe down the roads sometimes just pooling within the fields. The site is naturally heavy clay and has a series of natural springs running through it.</p> <p>Building on protected green belt land means concreting over open fields. This will also remove ancient or existing hedgerows and mature trees that will soak away the floodwaters and therefore will pose a significant flood risk, seen in other developments in nearby Heywood every year.</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>Remove JPA 19 Bamford/Norden from the PFE as all of this area is protected greenbelt and agricultural land.</p>