

Places for Everyone Representation 2021

<b>Family Name</b>	Birchall
<b>Given Name</b>	Kath
<b>Person ID</b>	1286546
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Family Name</b>	Birchall
<b>Given Name</b>	Kath
<b>Person ID</b>	1286546
<b>Title</b>	JPA 19: Bamford / Norden
<b>Type</b>	Web
<b>Soundness - Positively prepared?</b>	Unsound
<b>Soundness - Justified?</b>	Unsound
<b>Soundness - Consistent with national policy?</b>	Unsound
<b>Soundness - Effective?</b>	Unsound
<b>Compliance - Legally compliant?</b>	No
<b>Compliance - In accordance with the Duty to Cooperate?</b>	No
<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>Green Belt:</p> <p>I cannot see that the developers have been able to prove exceptional circumstances to build here when there are brownfield sites available in Rochdale. They are proposing 450 detached executive houses when there are already many similar ones for sale in Rochdale. Rochdale has a Local Housing Need for 8048 new homes at affordable prices and land available for most of these without using Green Belt land.</p> <p>This proposal fails objectives 7 and 8 and is not consistent with sustainable development and NPPF Chapter 13.</p> <p>Traffic:</p> <p>Many extra vehicles will mean increased traffic problems and pollution on already busy roads. This will contribute to climate change problems and not alleviate them.</p> <p>This fails to comply with PfE objective 7 and NPPF Chapter 2 (para 8) &amp; 9</p> <p>Pylons:</p> <p>Two rows of pylons cross the proposed sight. Studies have shown a relationship between pylons and childhood Leukaemia.</p> <p>The site fails to comply with PfE objective 10 and is not consistent with NPPF Chapter 8.</p> <p>Nature:</p> <p>Many hedgerows would be eradicated along with the birds and wildlife living in them, therefore adding to the loss of natural species in our area.</p> <p>The site fails to comply with PfE objective 8 and is not consistent with NPPF Chapter 15.</p> <p>Leisure:</p>

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	<p>Many people use this site for personal leisure activities. REDACTED TEXT and this is one of the places he can reach on foot and have a fairly level walk through beautiful countryside which helps maintain his fitness levels and mobility. Others use it for horse-riding, football, tennis and cricket. Once Green Belt status is removed they will become more vulnerable to development.</p> <p>The site fails to comply with PfE objectives 7, 8 and 10 and is not consistent with Chapter 8 of NPPF.</p> <p>The site is not justified and is not consistent with national policy.</p>
<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 you have identified above.</b></p>	<p>In my opinion this plan is unsound and should be removed from the Place for Everyone.</p>