

Places for Everyone Representation 2021

<b>Family Name</b>	Brown
<b>Given Name</b>	Mark
<b>Person ID</b>	1286571
<b>Title</b>	Stakeholder Submission
<b>Type</b>	Web
<b>Family Name</b>	Brown
<b>Given Name</b>	Mark
<b>Person ID</b>	1286571
<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>	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>GREEN BELT</p> <p>I am not convinced that alternative options have been thoroughly considered, there are numerous brownfield sites around the borough where old mills were situated, indeed numerous examples such as this have already been constructed in the Norden and Bamford area and further plans are already in for approval.</p> <p>There is no shortage of higher value housing hence there is no justifiable reason to build 450 executive detached houses on publicly accessible protected green belt land.</p> <p>No details have been given as to any exceptional circumstances which would justify this development, my understanding is that developers have to prove they have examined all reasonable options so in my opinion the proposal does not represent a sustainable development.</p> <p>TRAFFIC</p> <p>having been a resident of the borough for close on 50 years now I have witnessed first hand the significant effect the over development to the area has had on traffic, the daily commute I face down Norden Road has become more and more frustrating year on year.</p> <p>The area is not accessible to an any local public transport network meaning that the number of car journeys to and from stations etc. will increase significantly. Executive houses will more than likely have 2 - 3 cars per household meaning an additional 1,000 + cars in the area with the associated increase in vehicle emissions being a real cause for concern particularly as there is aware quality management zone very near the site.</p> <p>SCHOOLS</p> <p>We have schooled two children in the local area and the fight for school places gets more difficult year on year, local schools are now full and as I</p>

understand it there are no plans to provide additional school capacity adding further to the number of car journeys required.

**DOCTORS AND DENTAL SURGERIES**

It is currently nigh on impossible to get appointments locally with the above, again I have seen no mention within the plans to address these needs in the area. The additional load the development would create on these already over stretched services would make matters significantly worse.

**FLOODING**

Walking our dog through and around the site we have noticed significant flooding year after year, the increase in hand standing is only going to make matters worse. My company has recently installed a huge pumping station on a similar sized development near Brighton to pump the additional flood waters created into the river Adur - no such provision is contemplated for this development, given our expertise in this area over may years this is a real concern as similar levels of flood water will be generated on this site and a large part of the soak away capacity will be lost.

**PYLONS**

Two separate pylon lines run through the proposed development area, independent studies all over the World have highlighted the risk of leukaemia to children living within close proximity to pylons.

**LEISURE**

Our family have been involved in sports in the facilities within the proposed development site, my understanding is that if the proposals go ahead these facilities will lose their green belt status also meaning these could also be developed in the future. the loss of these amenities in the area would have a significant effect on the social needs of existing and future residents.

**LOCAL HOUSING NEED**

The local housing needs in the borough can practically already be met on existing land / brownfield sites which are already available for development. There is therefore no requirement to build more than 4,000 additional homes on protected land within the borough. The real requirement in the borough is for affordable homes near the public transport infrastructure. The executive homes proposed in the Norden & Bamford area will in no way contribute to this requirement.

**NATURE & WILDLIFE**

Numerous protected species are supported in the area of the proposed development meaning that the proposed development will deprive future generations and have a very negative effect on the natural environment in the area.

**CONCLUSION**

Taking all the above into account I believe development at this site is not justified in any way shape or form and is not consistent with national policy.

**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.**

JPA 19: Bamford/Norden should be removed from the PfE.