

Places for Everyone Representation 2021

Family Name	Buckley
Given Name	Andrew
Person ID	1287349
Title	Stakeholder Submission
Type	Web
Family Name	Buckley
Given Name	Andrew
Person ID	1287349
Title	JPA 2: Stakehill
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Unsound
Compliance - Legally compliant?	NA
Compliance - In accordance with the Duty to Cooperate?	NA
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 plan is inconsistent with National Planning Policy Framework.It is attempting to provide High Value homes (£350 -500k) at the expense of greenbelt land that is required for agriculture and to stop urban sprawl. There is enough brownfield sites in Rochdale MBC area to provide the housing need.Government figures show that RMBC has a Strategic housing Land supply of 7997 homes over the period of the plan,when the RMBC households will rise by just over 7000.Yet Rochdale plan to build 11434 new homes on GREENBELT LAND which exceeds the requirement .Who is going to live in all these homes? It also provides for large warehouses that produce low value short term contract employment.Many of these will be speculative builds that will remain empty for a number of years until a suitable tenant is found. It goes against Rochdale MBC clean air plan to reduce co2 in the atmosphere as it removes a large green area that soaks up rainwater and co2.An extra 1600+ homes will need transport .Many of these will be 3-4-5 bedrooms and will have a minimum of 2 cars per household.So an extra 3000 cars in the area that barely copes with what it has now, without any significant infrastructure improvement.Even the proposed train station at Slattocks will be driven to by people using it. Where will they park?</p> <p>The plans to reallocate land other land as greenbelt is ridiculous as you are offering no protection to current greenbelt at all.Furthermore to define a school playing field at Cardinal Langley as greenbelt to try and reduce greenbelt loss is preposterous.And how will you protect this from development in the years to come?</p> <p>It takes no account of the current homes in the locality in the way it is planned .It has far to many inaccuracies with regards to place names.It will totally destroy the amenity and character of this area.</p>
Redacted modification - Please set out the modification(s) you	The JPA2 STAKEHILL needs to be removed from the plan because it contradicts itself in what it is supposed to provide by destroying what benefits it provides as it currently is.

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.