

Family Name	Butler
Given Name	Jean
Person ID	1286311
Title	Stakeholder Submission
Type	Web
Family Name	Butler
Given Name	Jean
Person ID	1286311
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>This site is very important for our local community. Many children and adults play football, cricket and tennis, we walk, cycle and ride this area. If greenbelt protection is removed pressure will be applied to further develop the site.</p> <p>This site does not comply with PfE objectives 7,8 &10 and is not consistent with Chapter 8 of NPPF. We do not lack availability of large detached properties in Rochdale, the acute shortage is for affordable homes to rent or buy. This site has been chosen for its higher profitability, many brownfield sites have not been considered and are not included. The site fails to comply with PfE Objective 2 and is not consistent with NPPF Chapter 2. Large detached homes away from transport hubs are inefficient in terms of carbon usage and emissions from vehicles. The existing roads and other infrastructure will not accommodate a possible extra 900 cars. The site fails to comply with PfE Objective 7 and is not consistent with adapting to climate change, a low carbon economy and NPPF Chapters 2 (para 8) and 9. There is no proposal for increasing school provision and existing schools are already full. The site fails to comply with PfE Objective 9 and is not consistent with NPPF Chapter 8 (para 95). In conclusion this site is not justified, not adequately prepared and not consistent with national policy.</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.	JPA 19 Bamford/Norden to be removed from the PfE.