

Family Name	Collins
Given Name	Mary
Person ID	1286872
Title	Stakeholder Submission
Type	Web
Family Name	Collins
Given Name	Mary
Person ID	1286872
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>REDACTED TEXT</p> <p>My letter concerns Policy no JPA 19 Bamford / Norden.</p> <p>Green Belt</p> <p>This site doesn't comply with PfE objectives 7 &8 or with 6 out of 7 Site Selection Criteria. Nor is it consistent with sustainable development & NPPF Chapter 13.</p> <p>The site is not justified, not positively prepared and is inconsistent with national policy.</p> <p>There are no exceptional circumstances to build on this area of green belt land. There are many brownfield sites in Rochdale which would be better to be redeveloped. The effects of the pandemic on businesses means that more sites are likely to become available which will be more suitable. New housing would be more useful closer to the town centre.</p> <p>Traffic</p> <p>This site doesn't comply with PfE Objective 7 and is inconsistent with adapting to climate change ,moving to a low carbon economy & NPPF Chapters 2 (para8) & 9.</p> <p>This site is not justified & is inconsistent with national policy.</p> <p>These plans will mean a huge increase in traffic in an already congested area and on roads which were not built to carry so much traffic. The only way to reach a train, tram or bus station will mean driving to them which will also impact badly on the air quality in the area.</p> <p>Schools</p> <p>This site fails to comply with PfE Objective 9 and is inconsistent with NPPF Chapter 8(para95).</p> <p>This site is not justified &not consistent with national policy.</p>

So many new homes inevitably means an increase in the the number of children but there is no proposal to build new schools in this plan and the existing schools are always full.

Flooding.

This site fails to comply with PfE Objective 2 & is inconsistent with NPPF Chapter 14.

This site is not justified, not effective & not consistent with national policy

Anyone who lives in this area is aware of the constant flooding risk with land that remains wet even in a dry spell. This area has clay soil and countless springs run through it. If these fields are built on the flood risk will be even greater than at present because so many trees and hedges will be removed which at the moment soak away a lot of the water.

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.

I consider that JPA 19 Bamford / Norden should be removed from the PfE