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|---|---|
| Family Name | Connolly |
| Given Name | Rebecca |
| Person ID | 1286457 |
| Title | Stakeholder Submission |
| Type | Web |
| Family Name | Connolly |
| Given Name | Rebecca |
| Person ID | 1286457 |
| 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>1.Green Belt.</p> <p>There is no shortage of housing in the Rochdale Borough that can justify the building on this Green Belt site.</p> <p>There are many brown field sites in the borough which are ripe for development and have not been included in the plan therefore developers have not examined all other reasonable options.</p> <p>The site fails to comply with PfE Objectives 7 and 8 and is not consistent with sustainable development and NPPF Chapter 13.</p> <p>2.Leisure.</p> <p>This site is the only accessible local green space. It is used by walkers, cyclists and horse riders on a regular basis. The loss of this site would mean that the nearest green space would be Ashworth Valley. This is too far away for many of the local residents to walk- especially the elderly and the very young. The loss of this site may well have an adverse effect on the mental and physical health of the current residents leading to an increase in cost of health care for those affected.</p> <p>The site fails to comply with PfE Objectives 7, 8 and 10 and is not consistent with NPPF Chapter 8.</p> <p>The site is not justified and not consistent with national policy.</p> <p>3.Traffic.</p> <p>The building of 450 executive type homes on this site could easily generate an additional 900 cars in the local area. There are no local transport hubs (the nearest railway station and Metro stations are 5 and 6 km respectively from the site) therefore the residents of the proposed homes will use cars as their preferred transport option. The local roads cannot cope with this additional load.</p> |

There will be an increase in CO2 emissions. There is already an air quality management zone within 150m of the site -next to St .Michael"s primary school. The proposed development on this site puts our children at further risk.

The site fails to comply with PfE Objective 7 and is not consistent with adapting to climate change, moving to a low carbon economy and NPPF Chapter 2.

4.Flooding.

This site floods on a regular basis. I walk my dog on the site and have witnessed flooding every year. In some years the flooding is severe and Jowkin Lane becomes a river. The proposed development will result in concreting over these open fields and also removing the existing hedges and trees. All these factors will remove the ability of water to soak away and will increase the risk of flooding.

The site fails to comply with PfE Objective 2 and is not consistent with NPPF Chapter 14.

The site is not justified, not deliverable and not consistent with national policy.

In summary this site should be removed from PfE.

It is Green Belt land which is publicly accessible and is protected by national planning 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.

Removal of JPA 19 Bamford/ Norden from the PfE