

Places for Everyone Representation 2021

Family Name	Crook
Given Name	Neil
Person ID	1286359
Title	Stakeholder Submission
Type	Web
Family Name	Crook
Given Name	Neil
Person ID	1286359
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, The shortage of housing in Rochdale is for smaller affordable houses not executive houses build on historic greenbelt.</p> <p>2. The building of 450 houses will significantly increase commuter traffic. From 7am Bamford Rd is already at a standstill.</p> <p>3. Extra vehicles means poorer air quality, especially in rush hour.</p> <p>3. There is not the local services in place, such as transportation links, availability of school placements to meet current demand let alone from 450 new houses/families.</p> <p>4 The proposed one-way system for traffic is not practical on the grounds of traffic volume and pollution</p> <p>5 I am concerned regards the shifting of natural water table and future flooding in an area that historically floods and can only get worse with climate change. I have seen new estates change the water table in the area, causing flooding to existing residents (Claymore estate)</p> <p>6 The proposed build will retain fields for recreation however once the green belt status is removed then these can be built on in the future only adding to the above-mentioned concerns.</p> <p>7 Surely the existing electrical pylons over the land will be a health risk?</p> <p>8 The building on green belt will remove the wildlife. I walk the area every morning and recently seen a deer family, foxes, birds of prey, not to mention the loss of nesting and breeding sites with the loss of more trees, and hedgerows (which have an abundance of wild flowers).</p> <p>9 I fear that with such a large site which can accommodate more than 450 houses, this is only the first phase by the builders to eventually build on the whole site.</p>

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	<p>10 Building executive homes on a greenbelt gives greater profit for the builders and does not meet the true housing needs of Rochdale.</p> <p>11. The proposed build goes against the National policy on climate change, building houses that do not meet local needs is against National Housing policy.</p> <p>12 The list negatives out way the positives against traffic control and environmental damage when compared to National climate and building policy.</p>
<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.</p>	<p>The proposed build any houses on the identified greenbelt to be rejected and JPA 19 Bamford/Norden to be removed from the PfE</p>