

Family Name	Morris
Given Name	Joanne
Person ID	1287359
Title	Stakeholder Submission
Type	Web
Family Name	Morris
Given Name	Joanne
Person ID	1287359
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?	No
Compliance - In accordance with the Duty to Cooperate?	No
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>I feel strongly that the decision between Peel Holdings and Rochdale Council has already been made behind closed doors. I have limited faith in the council when brownfield sites are being actively ignored and yet greenbelt is being swallowed up.</p> <p>I would not be surprised if money has not already changed hands and as a lifelong labour supporter fell bitterly disappointed in the labour controlled council.</p> <p>Why else would the council not be building on available brownfield sites yet happy to build houses which will be worth more to them via council tax.</p> <p>The ethos of the council contradicts local housing needs. there is no actual shortage of large executive homes in Rochdale, however, a shortage is for affordable homes.</p> <p>As a tax payer i feel extremely let down that the council are taking the easy option to line their pockets in the short term when the development of this site will not help young people to get on the housing ladder.</p> <p>The development of the specific site at Norden / Bamford contradicts the PFE"s own objectives and also does not comply with national policy in the following ways:</p> <ol style="list-style-type: none"> 1. As somebody that lives on the edge of the proposed site, for more than a decade, i have witnessed flooding most winters. The proposed site is heavy clay and has natural springs running through it. Therefore flood risk, not only to houses on the actual site but also to the surrounding areas and downstream from the run off zone, is massively increased. Building on the proposed green belt land will involve concrete over open fields and therefore removing hedges and mature trees that will soak away the floodwaters. The site fails to comply with PFE"s own objective 2 and is not consistent with NPPF and national policy.

2. As a local resident, the increased traffic caused by an additional 450 properties which will be at least dual car ownership, is disturbing.

There are plans to have access points to the site at both Norden Road and on Furbarn Road. The Furbarn road access is a single track lane used by ramblers, horse riders, young families and will no longer be safe for those wanting to access the countryside or what will be left of it.

The site is not accessible to either the Metrolink or local train stations. There is also no available parking at either of these sites regardless.

This site does not support a transitions to a low carbon future but instead promotes a significant increase in vehicle emissions through congestion and pollution without a reliable transport infrastructure to provide alternatives. The site site therefore fails to comply with PFE"s own objective 7 and is not consistent with adapting to climate change, a low carbon economy and NPPF chapters 2 (para 8) and 9. The site is therefore not justified and not consistent with national policy.

3. Apart from the green belt site being a place of beauty that the local population can enjoy and have relied upon during the recent pandemic as a means of gaining fresh air and for many a sense of tranquility, the site also affords local duke of Edinburgh candidates an area to access. Local scouts and guides also use this area for experience what the countryside has to offer. This also applies to all the younger generations that enjoy the fresh air and freedoms that are afforded to them.

The site also supports a significant level of wildlife including protected species such as newts, voles, bats, hedgehogs and badgers. Building on this site will have a detrimental effect on the future of our local national environment. The site fails to comply PFE objective 8 and is not consistent with NPPF chapter 15.

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.

The plans for the Rochdale site JPA 19 Bamford / Norden is not compliant, not sound and is contrary to many of the objectives set out in the PFE's own plan. It is also not consistent with NPPF and should therefore be removed form the plan completely.