

Places for Everyone Representation 2021

Family Name	Noonan
Given Name	Christopher
Person ID	1287351
Title	Stakeholder Submission
Type	Web
Family Name	Noonan
Given Name	Christopher
Person ID	1287351
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>First of all, the plan is unsound because the site currently provides many people health and well-being in the form of the football, cricket and tennis clubs as well as areas to walk for peoples mental well-being and for children to play. Over 2000 Walkers, children cyclists and riders use the pathways weekly.</p> <p>The site fails to comply with PFE objectives seven, eight and 10 and not consistent with chapter 8 of NPPF. The site is not justified and not consistent with national policy.</p> <p>In Rochdale there is no acute shortages of large detached executive homes. The plan here is to build such houses where the shortage is for affordable homes, not the large detached executive homes planned for Bamford greenbelt. In Rochdale there is plenty of Brownfield sites that can be built on first. The only reason why they are choosing Bamford and norden site is due to higher profits. In Rochdale we need 8048 houses and we have land in Brownfield sites for 7997 therefore, there is no need to build on the greenbelt.</p> <p>This site fails to comply with PFE objective two and is not consistent with NPPF Chapter 2.</p> <p>Therefore developers have to prove exceptional circumstances to build on greenbelt and I believe they have not.</p> <p>Thirdly, in this area there is very limited public transport there are only a few buses that run. Therefore, everyone will use cars which is not sustainable to the environment. Therefore, the air quality will become significantly worse if the site is developed and considerably increase CO2 admissions. Additionally the existing roads cannot cope with the traffic already and adding to this with approximately 900 additional cars would be unsustainable And again significantly decrease the air quality.</p>

	<p>The site fails to comply with PFE objective seven and it's not consistent with adapting to climate change moving to a low carbon economy and NPPF chapters two (paragraph 8) and nine</p> <p>So the proposed site is very important to a fast array of animals and birds including protected ones. REDACTED TEXT I have seen many bats and badgers in the local area that live in the proposed site. If the land is built on it will have a disastrous environmental impact and will wipeout many of these protected Animals Habitats. The site fails to comply with PFE objective eight and not consistent with NPPF chapter 15.</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 modifications we are seeking is for the JPA19 Bamford/Norden to be removed from the PfE</p>