

Places for Everyone Representation 2021

Family Name	Taylor
Given Name	John
Company / Organisation	Wardle and Wes tLittleborough Conservative Cllrs
Person ID	1286825
Title	Stakeholder Submission
Type	Web
Family Name	Taylor
Given Name	John
Company / Organisation	Wardle and Wes tLittleborough Conservative Cllrs
Person ID	1286825
Title	Our Vision
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
Family Name	Taylor
Given Name	John
Company / Organisation	Wardle and Wes tLittleborough Conservative Cllrs
Person ID	1286825
Title	Our Strategic Objectives
Type	Web
Our strategic objectives - Considering the information provided for our strategic objectives, please tick which of these objectives your written comment refers to:	<ol style="list-style-type: none"> 1. Meet our housing need 2. Create neighbourhoods of choice 3. Ensure a thriving and productive economy in the districts involved 5. Reduce inequalities and improve prosperity 6. Promote the sustainable movement of people, goods and information 7. Ensure that districts involved are more resilient and carbon neutral 8. Improve the quality of our natural environment and access to green spaces 9. Ensure access to physical and social infrastructure 10. Promote the health and wellbeing of communities
Soundness - Positively prepared?	Unsound
Soundness - Justified?	NA
Soundness - Consistent with national policy?	NA

Places for Everyone Representation 2021

Soundness - Effective?	NA
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.	The objectives may be sound but the implementation of them isn't
Family Name	Taylor
Given Name	John
Company / Organisation	Wardle and West Littleborough Conservative Cllrs
Person ID	1286825
Title	JPA 21: Crimble Mill
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	NA
Soundness - Consistent with national policy?	NA
Soundness - Effective?	NA
Compliance - Legally compliant?	NA
Compliance - In accordance with the Duty to Cooperate?	NA
Family Name	Taylor
Given Name	John
Company / Organisation	Wardle and West Littleborough Conservative Cllrs
Person ID	1286825
Title	JPA 22: Land North of Smithy Bridge
Type	Web
Soundness - Positively prepared?	Unsound
Soundness - Justified?	Unsound
Soundness - Consistent with national policy?	Unsound
Soundness - Effective?	Unsound
Compliance - Legally compliant?	Yes

<p>Compliance - In accordance with the Duty to Cooperate?</p>	<p>Yes</p>
<p>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>	<p>Policy 97. Rochdale - JPA 22: Land North of Smithy Bridge</p> <p>Is unsound as it fails to comply with the Places for Everyone objectives, there is no established need and it greatly increases environmental damage and thus contributes to global warming and climate change.</p> <p>Objective 1 Not met. Housing need can be met without the release of any greenbelt land.</p> <p>Objective 2 Not met. Smithy Bridge is not a neighbourhood of choice for development. It is not a brown field site and it would be detrimental to build there.</p> <p>Objective 3 Not met. Smithy Bridge will not add to a thriving economy. In fact the opposite is the case. Hollingworth Lake is a tourist attraction and the loss of green spaces will detract from its attractiveness.</p> <p>Objective 5 Not met. Smithy Bridge has inferior transport links when compared with the Town Centre or sites in close proximity to arterial routes and motorways. Building in this location will not enhance employment opportunities or reduce the number of wards in the top ten list of deprivation.</p> <p>Objective 6 Not met. The roads adjacent to Hollingsworth Lake and Smithy bridge cannot be improved and are already above capacity as identified in the Akzo Chemicals transport assessment. Infrastructure-less development in this location is totally unnecessary and will have a negative impact upon the local tourist economy. Rail links are inadequate with only one train per hour currently stopping at Smithy Bridge. Busses from Smithy Bridge are irregular and do not travel to Milnrow. There is no Metrolink.</p> <p>Objective 7 Not met. Additional building in Smithy Bridge will increase the overall carbon emissions and will be counter productive in achieving targets. It will add to carbon emissions, light pollution and noise pollution whilst simultaneously reducing the clean air we all breath.</p> <p>Objective 8 Not met. This policy if enacted will result in the unnecessary destruction of our green spaces. Established habitats for wildlife will be destroyed and wildlife will be lost or displaced.</p> <p>Objective 9 Not met. This policy cannot provide sustainable infrastructure.</p> <p>Objective 10 Not met. Residents will be disadvantaged with a lack of localized health care. The nearest hospital is in Bury (Fairfield) and isn't sustainable with increased housing. Owing to the steep valley sides and lack of infrastructure active travel is unlikely to meet the 50% target for local journeys. Access to trains from Smithy Bridge has been halved to one train per hour and there is no access to metrolink. The loss of green spaces will reduce opportunities for recreation and walking and air pollution will greatly increase.</p> <p>Additional Evidence of Unsoundness</p> <p>This policy fails to meet nine of the ten objectives within the Places for Everyone framework rendering it totally inappropriate and completely unjustified. It is publically accessed protected green space. All developments</p>

must be based on need and environmental factors. The NPPF states building on greenbelt can only occur in exceptional circumstances. The policy to build on greenbelt at Smithy Bridge is far from exceptional - it is totally unnecessary. Examination of the projected growth indicators suggests there is no established need to build on the greenbelt. Furthermore, windfall sites have not been factored into the equation. Calculations did not take into account the impact of brexit or the effects of the pandemic. Both have significantly influenced net migration both nationally and locally.

Consultation is now outdated and ought to be repeated, many of those directly affected were unable to take part and make their voices heard when it was initially conducted.

Since 2015 "once in a lifetime" floods have occurred in Littleborough on two occasions. This policy will reduce natural soak ways for rainwater resulting in more flooding. Additional buildings will only add to the risk and the proposed site at Smithy Bridge will have a negative impact for low-lying properties in the vicinity.

The proposed policy for Smithy Bridge is at odds with every environmental factor. Climate change is already having an impact on our lives. In 2019 Rochdale council, along with others declared a climate emergency - that alone ought to determine building on our greenbelt and green spaces without established need is a none starter.

The loss of more green space will result in:

- An increased deterioration of air quality.
- An increased level of noise pollution.
- An increased level of light pollution.
- An increased level of carbon release.
- An increased level of transport congestion.
- An increased level of demand on stretched services such as hospitals and doctors.
- A decrease in green spaces.
- Deterioration in the tourist offer.
- Deterioration in the quality of life for residents in all surrounding villages.

Public transport is limited and cannot compare with existing infrastructure in the town centre where development ought to be focused. Manchester city centre provides an excellent example of how the regeneration of urban areas can result in state of the art and highly desirable living spaces. Of course Rochdale isn't a direct comparison to the city centre but with the new Hilton Hotel under construction it provides realistic opportunities for housing provision for the local community. With many vacant properties and swathes of derelict land there is an abundance of development options.

The recently vacated Wheatsheaf shopping centre provides a perfect example of a windfall site now presented for development. Historical data can be used to predict future windfall sites and they too ought to be factored into the numbers. Otherwise, we will end up with many derelict sites along with the destruction of our greenbelt and green field locations.

There is historical evidence to suggest the Smithy Bridge policy is on the site of a Roman Road and artifacts found indicate a Roman settlement was established adjacent to it. Details have been forwarded to the Government department for Levelling Up, Housing and Communities.

Redacted modification - Please set out the modification(s) you consider necessary to make this section of the

Delete this policy

plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified above.