

Dear Sirs,

Rugby Cottage, Church Track, Bourton – Application 2/2015/1827/FUL

I refer to the above application and would wish to register the views of Bourton Parish Council.

The Council have a number of serious concerns about the application which it feels need to be addressed before approval can be recommended:-

These are:-

1. That the mix of house types does not conform either with the stated wishes of the residents or with NDDC's own Housing Survey which was carried out to provide evidence for the recently adopted new NDDC Local Plan. We would wish to see less 4-bedroom houses and more 2- and 3-bedroom houses to encourage more small and affordable housing stock.
2. There appear to be three access points to the site, all relatively close to the Church Track/West Bourton Road junction which seems to be potentially hazardous. Additionally, this area is extremely busy with school run traffic at the start and end of the school day and the Council feel that a restriction should be placed on the developer to prevent any site construction traffic from operating during weekdays at school run times.
3. The trees which have TPO's should not be taken down as they will provide excellent habitats for wildlife and encourage biodiversity. These trees are not classified as dangerous, merely as diseased which is part of the natural process of life. These trees have significant amenity and landscape value and must be retained. It is felt that the reason for proposing to remove them stems from an over development of the site with 10 houses rather than any inherent necessity. The Design and Access Statement submitted with the Outline Application states that **“the protected trees on the site and majority boundary hedging will be retained and will continue to contribute to the open character of the site”**. The Council fully support the comments provided by the Bourton Wildlife and Habitats Group which has been sent to NDDC by Mr. Bernard Sullivan concerning environmental issues.
4. Care must be taken to ensure that the conditions to be imposed on environmental issues such as bat roosts and slow worm removal are vigorously enforced. In this respect it is felt that the original biodiversity survey should be updated. With this in mind bat boxes and the like should be shown on the new house plans.
5. With the revised layout, the building proposed at the far northern part of the

site now seriously overlooks both Apple Tree and Corner Cottages and should be re-sited so that it does not. Similarly there is an issue with the overlooking of Fairview from properties 7, 8, 9 and 10. Again, in the Design and Access Statement it was stated that the development should not have **“an overbearing impact on neighbouring properties”**. This is not the case with the proposed layouts. It would also appear to be the case that all the good words used in the outline application's Design and Access Statement have been largely overlooked when designing this layout which states, amongst other things, **“therefore the amenity of the surrounding properties is safeguarded against any concerns of overlooking”**.

We trust that the above issues will be taken into account by the planning committee and that consent is not given until all of these matters are resolved.

Iain McVie
Parish Clerk
On behalf of Bourton Parish Council

26th January 2016