

BOURTON PARISH COUNCIL

Chairman: Major S. Firbank, The Old Linen Mill, BOURTON, Dorset, SP8 5DB. Tel: (01747) 840848, Fax: (01747) 841184.
Clerk: Ms H Ransley 23 New Close, Bourton, Dorset SP8 5DL Tel/fax: 07849 673670
Email: heather@abbeybusiness.org

Mr John Hammond
Development Control
NDDC
Nordon
Blandford
Dorset

11th March 2013

BY EMAIL

Dear Mr Hammond,

Planning application 2/2012/0066 – Development of Land at Bourton Mill

In response to the additional information provided by NDDC in the officers report to committee dated 4th March 2013, Bourton Parish Council at their meeting of Thursday 7th March 2013 resolved that:

BPC are unable to recommend approval of the outline planning application from Clublight Developments Limited at this time due to a number of remaining concerns.

These concerns are listed below.

1. Number of residential units

Despite the latest comments from DCC Highways Authority, BPC considers that the road infrastructure surrounding the proposed development site cannot support the development of 29 residential units and the additional approx 205 square metres of business space.

Reference is again made to the April 2008 Traffic Assessment prepared for BPC by PFA Consulting which concluded that any development should not exceed 20-25 dwellings taking into account the existing road structure.

BPC is concerned that the number of car parking spaces provided within the development is insufficient and could lead to residents and business parking overflowing onto surrounding roads most noticeably Bridge Street. This would further impact on the inadequacy of Bridge Street to cope with the amount of traffic generated by constricting the available width of the road which at the same time would reduce the safety of pedestrians and other road users.

BPC question whether the access arrangements proposed by the applicant to the Western Access Road affects the existing access for vehicles to Kites Nest Lane and pedestrian safety in that area.

2. Access/Highways

- a. Traffic assessment** – BPC believes that as the Traffic Assessment prepared by the applicant has been accepted as flawed by both NDDC and DCC Highways that a new transport assessment should be prepared in the light of the developments own impacts upon the local road network before it is accepted by NDDC.
- b. Shared use of Bridge Street** – BPC remains concerned about safety on Bridge Street due to lack of footway along most of its length and the resultant conflict between pedestrians and the increased road traffic the development will generate.

- 3. Dam/Lake** – BPC are not knowledgeable in this area and are reliant on the opinions of expert consultants and statutory authorities. Whilst appreciating the thorough manner in which NDDC officers working with the EA and consultants have addressed the areas of concern previously raised, residents likely to be affected by any catastrophic flood event remain extremely concerned in particular by the contrary views of another expert in this field who is advising one of these residents.

4. Flooding and sewers

- a. Flood Risk Assessment** – This follows directly on from 3 above and the concerns are the same in respect of flooding where Dr Clarke has challenged the basis of the work undertaken by the applicant and the EA's specialist.
BPC also needs to be assured that riparian owners of the 3 Category A upstream dams have been properly consulted and apprised of the planning application for Bourton Mill.
- b. Insurance** – BPC wishes to know if the evidence which the applicant has provided to demonstrate that future occupiers would be capable of obtaining household and contents insurance is both up to date and affordable.

Should the Committee decide to approve this application then BPC wishes to be fully consulted and involved in the preparation and completion of the Section 106 Agreement before it is signed.

Further, BPC have the following comments on the proposed obligations in the Section 106 Agreement.

- a.** In respect of the contribution to the provision of a new Village Hall off site, BPC would wish that the percentage payment proposed be applied to the updated cost of providing the hall.
- b.** In respect of the long term management and maintenance of the dam, associated river works and the hydro electric power scheme, BPC would wish to see specific commuted sums included in the agreement for clarity and to overcome any problems surrounding the dual ownership of the dam structure.

- c. In respect of the affordable housing proposals, BPC are advised that the proposed commuted payment of £60,000 per dwelling not delivered on site is insufficient to build such dwelling let alone purchase the site. BPC would wish that this amount more accurately reflects the cost and should be at a level of £100,000 per dwelling.

BPC accepts that a lot of hard work has been carried out by NDDC to address the understandable concerns that a development of this size and importance has within a relatively small community. BPC also welcomes many of the changes made to the scheme by the applicant and the manner in which NDDC officers have dealt with the critical issues surrounding the dam infrastructure and flood risks.

The number of remaining concerns are considerably reduced from those in BPCs earlier letter of 30th January 2013 and BPC believe that solutions can be found to address the remaining concerns listed above.

Yours sincerely

Heather Ransley
Clerk to Bourton Parish Council

cc: Development Management Committee