

## **BOURTON PARISH COUNCIL – REPRESENTATION TO NDDC 26/1/2016 – BOURTON MILL SITE**

Good morning. Can I first point out that I am an adjacent landowner to the Bourton Mill Site and have always declared a non-pecuniary interest in any parish council discussions? I chose not to vote when the parish council resolved to submit its representations supporting these amended proposals with the five caveats which you have seen.

In respect of the request to provide a further affordable housing unit, I should point out that the parish council subsequently resolved to write to NDDC asking that this suggestion be dropped.

The parish council are not qualified to comment on the very technical proposals involved in this application. As a result, it has been guided by the comments or representations made by the public, statutory consultees and specialists employed on behalf of the planning authority.

In particular, JBA Consulting state that the 'proposed amendment to the mill building does not include any alterations to the agreed dam modifications, therefore the likelihood and severity of flooding is not expected to increase as a result of the amended site layout. Therefore, it is not considered that there is likely to be any increase in flood risk from this source as a result of the amendment, provided that finished floor levels are set sufficiently high to reduce any residual risk.'

The parish council understand that the Flood Risk Assessment Addendum indicates that additional land raising will be undertaken in the area around the proposed residential. It is for North Dorset District Council to satisfy themselves that the proposed development still provides the additional sustainability benefits required under the first part of the Exception Test.

The parish council note that Technical Services recommended that the views of an experienced Reservoir Panel Engineer be sought prior to determination of the application and the Environment Agency have requested that a detailed hydraulic modelling is included in the planning condition for floodplain compensation. The parish council would ask how NDDC have addressed them.

It is for North Dorset District Council to satisfy themselves that the Sequential Test has been passed for the additional residential dwellings and that the additional information on the possible effect of flooding and flood defences is appropriate and safe.

The parish council would wish to see conditions such as those outlined in the representations by Mr Sullivan on behalf of the Bourton Wildlife and Habitat Group to be included as conditions of any approved planning permission. The parish council would also ask that a Construction Environmental Management Plan be required under condition 33 of the planning permission.

The parish council understands the need for a balance to be struck between recognising the value of the 'non-designated heritage assets or buildings and the viability of the whole project and degree to which these buildings can be woven into the scheme taking into account the current condition of the buildings and challenges of developing the site, therefore we agree with the Conservation Officer (14 March 2016) that the guidance under the NPPF should be applied.

Whilst not strictly a planning matter the parish council in support of the proposed amendments would ask that the district and county councils agree with the applicant a traffic management plan for the demolition and building phases that does not allow construction traffic to use the lanes above the site and that reduces the impact on residents and that reduces the risk of damage to the existing roads, in particular the bridge in Bridge Street which will be the main access and egress to the site.

There will undoubtedly be a number of demolition and construction challenges and the parish council would ask that NDDC ensure that the highest levels of site management and safety are enforced if the development progresses.

Finally it must be said that there are huge benefits for the whole community resulting from the removal of what has become a dangerous derelict site and an eyesore, for thirteen years, that the majority of the village would wish to see resolved and the parish council support this application.

Thank you.

## **BOURTON PARISH COUNCIL ORIGINAL SUBMISSION**

1. That the Environment Agency are fully supportive of the flood risk proposals within the original and amended Flood Risk Assessments provided by the developer's consultant.
2. That consideration be given to the provision of an additional social housing unit as part of the proposal to provide six new houses.
3. That, if at all possible, some of the existing Mill buildings be preserved rather than demolished so as to acknowledge the importance of the Mill site to Bourton's history. Their alleged derelict condition has been as a direct result of the lack of action by the site owner/developer to address safety and building security issues
4. That the responsible Statutory Consultees have approved these proposals in respect of the effects of the variations proposed on wildlife and habitats, especially in relation to the flood compensation works proposed adjacent to the River Stour.
5. That the District Council review their findings from the 'sequential test' that was completed, which as we understand was based on the building of work units as per the agreed outline planning grant. The District Council should either complete a new 'sequential test' or explain why such a test is not required on this variation to planning.