

Matter 11 Para 172 c) Dyers Mill Pond Bollington.

The Inspector questions the justification of this area of water, a previous Reservoir for Upper Mill I think and its associated surrounds as an 'open space'.

I would wish to speak on this area as the proposal to cover over part of it with a platform on which 10 family homes were to be built caused justifiable deep concern amongst local residents who were under the impression that the planning permission for the new houses and the reconstruction of an apartment block reminiscent of the previous Mill was partly granted on the understanding that the open water would remain as a crucial focal point for the development providing considerable amenity in terms of its open view and the interest of the green surrounds and bird life attracted on the water and over it.

Bollington Civic Society was so concerned at the threatened partial obliteration of a major heritage asset that we helped form a local Residents Association to represent opinion on the proposed development.

We have at least three such reservoirs in Bollington all of which provide rich habitats for wildlife and contribute to the awareness of our important industrial heritage as an industrial cotton town based on first water power and then later steam power.

The setting for this particular reservoir is also important as it is closely associated with the Conservation Area and forms the opening to Ingersley Vale which is a narrow valley containing a former Mill, now scheduled for redevelopment and part of Bollington's Settlement Area scheduled in the adopted Local Plan. We would expect planners to endeavour to keep as much of the peaceful rural atmosphere as possible which makes the valley location so amenable to housing development. However building over one area of open space and the only area of open water would be of huge detriment which is why the designation of open space is so important.

Since I am speaking on behalf of the Bollington Civic Society will I be able to make these points in Matter 2 sessions?

You may point to the fact that I didn't request to speak on them earlier but I must admit it never occurred to us that the Inspector would question that designation. Bollington is a concentrated urban area and the maintenance of open space is a vital process as our town expands which we know it will do. The question for the local community and our planners is where, when and how? As stated previously we think these questions should be settled through the Neighbourhood Planning process where communities are fully involved in the planning process and all decisions are clearly evidenced and explained.

Thank you,

Ken

Ken Edwards for Bollington Civic Society.