

## **Frequently Asked Questions – and the answers**

### **1. What is the consultation for?**

- To illustrate the location, size and layout of the Waterhouse mill site;
- To emphasis the opportunity Bollington has in this redevelopment, but also the constraints – managing expectations;
- To illustrate the constraints of the site; access, flood plain, electricity sub-station(s), topography;
- To enable the public to discuss their aspirations for the site and their concerns for other possible uses;
- To illustrate the response to the Questionnaire and show results of their analysis.

### **2. Why are the Civic Society doing this consultation?**

The Civic Society has been commissioned by Bollington Town Council to find out the community's views on redevelopment. If BTC did this they would not be able to comment on any resulting planning application.

### **3. What conclusions can we draw from the questionnaire results?**

There is a majority against continued industrial activity at the site but an emphatic vote against a large housing estate. A huge majority favours a mixed development and there is strong acceptance that housing has to be part of the mix.

### **4. What is happening to Kay Metzeler?**

They are closing production later this year and retreating to their other plants. However, they have to continue paying rent for the site until it is redeveloped.

### **5. Who are the owners of the site?**

Rock Asset Management (Rock), who are a property company.

### **6. When will we know the plans for the site?**

When Rock put in a planning application. This will not happen for several months because a) Kays are thought to be extending their use of the site towards the end of the year, b) a number of technical reports have to be undertaken which always take many months to complete.

### **7. Will the town have the final say as to what is going on the site?**

No, the owners, Rock, are entitled to apply for permission to build what they want without agreement from the town. However, they have stated that they would like to find a consensus with the town before applying for permission.

- 8. What do we do if they apply for permission to build something we don't like?**  
We can challenge it in the planning process as we normally do.
- 9. Why are two sizes quoted for the site?**  
We were originally advised that it was 14 acres. Now that the architect is working on plans it turns out to be just over 9 acres!
- 10. Why do we need a new Medical Centre?**  
The present building does not comply with current and future NHS standards and does not have room for the new services expected of a doctor's surgery.
- 11. What will happen to the old medical centre?**  
While the building is not listed we all recognise it to be a landmark building in Bollington. Present thoughts are that it would be fully refurbished into quality apartments.
- 12. What will happen to the medical centre garden?**  
Present thoughts are that this could become part of the open space for public access. The cedar trees are a major attraction, but one is diseased and is likely to be felled shortly.
- 13. Can we move the Coop from Albert Road to the Waterhouse site?**  
About 100 respondents asked for this. However, no-one has the power to force them to move. They have just spent over £200,000 on the present store and have said they are not interested in moving.
- 14. Can we have a petrol station?**  
Petrol retailing is in decline. New stations will only be built on a major road. Bollington would not qualify.
- 15. Can we move the pharmacy?**  
Only if the company Messrs Rowlands wish to move. They have given no indication of their interest and we can't force them.
- 16. Can we have a bigger post office on the site?**  
The post office owner is interested in considering a move.
- 17. The vote showed that there is no great support for shopping on the site. Does this mean we won't get any new shops?**  
The vote against shops and a supermarket certainly reduces the likelihood of there being any.
- 18. What about flooding risk?**  
The Environment Agency provide plans showing the flood risk (on display). Building cannot take place in these areas at present ground level. Some of the ground may be made up to enable building.

- 19. Can we have a river-side walk?**  
In view of the flood area along the river which cannot be built on there is every possibility that a walk can be included.
- 20. Can we have access to the Recreation Ground?**  
Yes, any redevelopment will certainly provide pedestrian access through the Middlewood Way arches.
- 21. Can the riverside path come out on Garden Street?**  
The land at the end of the site is not part of Garden Street, but a private road.
- 22. Why do we have to have houses on the site?**  
Rock Asset Management already have a lot of money invested in the site. Any redevelopment has to be financially viable for them or they won't go ahead with it. Housing is essential to enable the site to be financially viable.
- 23. What housing mix could there be?**  
Yet to be determined but we are carefully studying the comments on the questionnaires, the planners expectations, and the market requirements before discussing with Rock.
- 24. Can we have family size houses, 3/4 bed detached with a garden?**  
There seems to be a strong demand for this type of house in Bollington. We have noted this need to Rock.
- 25. Can the new buildings be stone faced?**  
Rock recognise the desirability of this.
- 26. This is an industrial site so why are you considering housing?**  
It could remain as an industrial site but redevelopment for industry would be unlikely to be financially viable. There is also a glut of industrial property and development land in East Cheshire so the planners could probably be persuaded that this site should get a change of status. The site is unattractive to a single large scale industrial company.
- 27. What happens if Rock decide not to redevelop the site?**  
The site will remain as it is and Kay Metzeler will continue to pay the rent even if they don't use it. Kays could let it in whole or in part to another tenant for industrial or commercial purposes.
- 28. Will there be room for additional parking for the Arts Centre and churches?**  
It is hoped that the layout will provide this, but not necessarily on the same location as at present. It is also hoped to provide access to the Arts Centre through one of the Middlewood Way arches.
- 29. Will there be a roundabout at the road junction into the site?**  
CEC Highways have so far said no to a roundabout because the traffic load does not justify it.

- 30. What will happen to the electricity substation by the Middlewood Way viaduct arches?**  
It will probably have to remain there because it is too difficult and expensive to move. With clever design it could be well hidden.
- 31. Will there be any hydro-electricity generation in the river?**  
Rock have expressed interest in this (there are advantages to them to do so) and we will press them for this.
- 32. What other benefits can we get from Planning Gain?**  
The comments include many suggestions which we will build on. The owner of Rock was a professional footballer (Chelsea) and has expressed his interest in doing something for young people in the town. BTC are particularly interested in progressing the Bollington Cross Youth Project and details will be presented to Rock in due course.
- 33. Can the 1920s gate house be retained?**  
The building has little historical merit, being built towards the end of the life of the original mill. It might not look right when modern properties are built alongside it. The architect is considering it.
- 34. Can we retain or move the Social Club / Sports Pavilion?**  
Unlikely. It is in poor condition and would probably cost more to refurbish to modern standards than to replace with a new building. It is built of brick so could not be moved.
- 35. Will the leat be retained?**  
No. This has already been disconnected from the river and will be filled in or removed by excavation.
- 36. What about ground pollution?**  
There is not thought to be much pollution. Any found will have to be cleared up by Kay Metzeler before they depart. They will also be responsible for the demolition of the existing buildings.