



**Colwall Draft Neighbourhood
Development Plan
2011-2031**

Colwall Parish Council, 2018



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Public Consultation

This is a consultation document.

The Colwall Draft Neighbourhood Development Plan (NDP) is published for at least 6 weeks formal consultation from Thursday 1st February 2018 to Sunday 18th March 2018.

The Plan and other related documents are available to view or download from the neighbourhood plan website:- www.colwallneighbourhoodplan.org.uk

Your comments are invited until 5pm on Sunday 18th March 2018.

Please use the Representation Form provided on the website to submit your comments, or submit any representations by email to: colwallneighbourhoodplan@gmail.com preferably in pdf format from the original electronic document to allow it to be electronically searched.

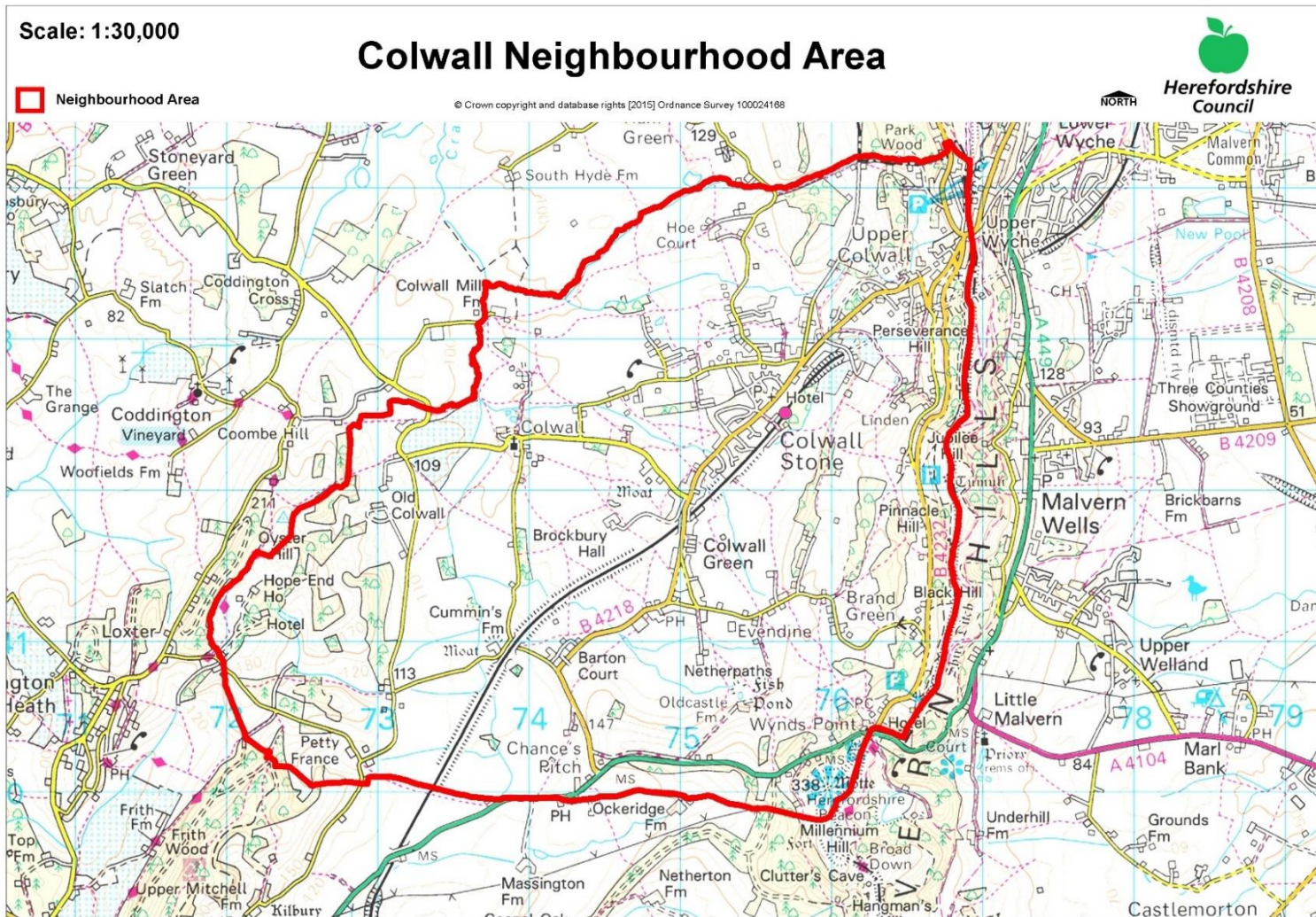
Or, for those without access to a computer, post comments to: The Clerk, Colwall Parish Council, Humble Bee Hall, Hollybush, Ledbury HR8 1ET.

Hard copies of the Draft Plan are available for viewing at Colwall library during normal opening hours and at the Colwall Park, Yew Tree, The Crown, Café Morso, the village hall and the surgery at appropriate times.

A public event has been arranged for Wednesday 31st January 2018 from 7.30pm to 9.30pm in the village hall, where the Plan will be presented and there will be an opportunity for questions and answers. All are welcome.

Thank you for your time and interest.

Map 1 Colwall Designated Neighbourhood Area and Parish Boundary



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1. Foreword



The Colwall Neighbourhood Development Plan (NDP) is an extraordinary project – a way of allowing the community to shape its future. The plan is a unique opportunity for local people to decide how they want the landscape to look, what kind of houses they need, and how they want the community and parish to develop. It takes power from the centre and gives it back to the community – people who know and care so much for their own area.

Recognising that Colwall is a special place to live in and visit, we aim to retain this status, by protecting our environment and communities, and at the same time seeking to encourage change which will meet our needs, and enhance the appeal of the area, as well as its sustainability.

This Draft Neighbourhood Development Plan has been prepared by Colwall Parish Council, building on a strong evidence base of previously prepared plans, studies and strategies, and several rounds of informal community engagement and consultation led by a committed steering group of local people.

This document is the consultation draft of the plan; all representations submitted during the six week consultation period will be carefully considered, and the plan will be amended and then submitted to Herefordshire Council. There will be another stage of consultation by Herefordshire Council before the plan is examined, amended again and finally subjected to a referendum. Local people will then have the power to decide if the plan should be used to help determine planning applications for new development in the Parish.

The plan is ambitious in its aims of requiring new development to be sited and designed carefully, taking into account the exceptional landscape and built character of the settlement. The Parish Council recognises the design process is key to successful development and welcomes early, pre-application discussions with developers and their agents to consider the design of any schemes at the earliest opportunity.

We hope very much you will give the Colwall Draft Neighbourhood Development Plan your careful consideration and let us know your thoughts and ideas on the emerging vision, aims, policies and site allocations. We look forward to hearing from you and remain committed to involving you every step of the way.

Thank you for your time and interest.

2. Executive Summary

This Draft Neighbourhood Development Plan (NDP) for Colwall is published by Colwall Parish Council for formal public consultation until 18th March 2018.

The Plan has been prepared in line with the adopted Herefordshire Local Plan Core Strategy 2011-2031 and will be used to guide planning decisions alongside this document up to 2031. It includes a vision and aims and a number of draft planning policies.

The priority for the Plan is firstly to identify a settlement boundary to support new development within and around the village of Colwall, and by doing this, to protect the surrounding open countryside and special qualities of the landscape and built heritage.

The Plan includes detailed policies on design, including for development in areas where new housing may be considered most appropriate in terms of impact on the landscape.

The Plan also includes policies which guide new agricultural buildings and polytunnels in the countryside, promote an appropriate mix of house types, protect and support local facilities and green spaces, and a policy to guide renewable energy schemes.

All representations submitted will be given careful consideration and used to inform the next version of the Draft Plan which will be submitted to Herefordshire Council later in early 2018.

3. Introduction

- 3.1 The Parish of Colwall is located on the eastern boundary of Herefordshire, about halfway (approximately 4.5 miles) between the towns of Malvern to the north east and Ledbury to the south west. It lies on the western slopes of the Malvern Hills in the centre of the Malvern Hills Area of Outstanding Natural Beauty (AONB). The Hereford to Paddington rail line bisects the Parish north east to south west.
- 3.2 The Parish extends over 1,551 hectares and had a population of 2,400 in 2011¹. The village of Colwall is the main settlement in the Parish and comprises the two areas of Colwall Stone and Colwall Green.
- 3.3 Upper Colwall is a scattered grouping of buildings set on steeply sloping land. Most of the houses originate from the early 1900s and enjoy magnificent views across the Herefordshire countryside.
- 3.4 Colwall Stone forms the centre of the village, both geographically and for the community. It has a range of facilities including two groups of shops, public houses, library, post office and doctors' surgery. The village clock tower, 'Aunt Alice', also stands in a small recreational ground in this central location. An important asset is Colwall's small unmanned railway station which has direct services to London, Birmingham and Hereford. There is also an industrial estate (Station Yard Industrial Estate), a hotel and a significant number of other local businesses.

¹ 2011 Census Neighbourhood Statistics
<http://www.neighbourhood.statistics.gov.uk/dissemination/>

- 3.5 Colwall Green is the south-west part of the village. This is a generally open area extending along the road from the Oddfellows public house and over the railway bridge to the south western edge of the village. This area contains community and recreational facilities - the Village Hall, cricket and football grounds, the historic Elms School and the Colwall Church of England Primary School. The Green itself is a well-defined and prominent feature, bounded by a mature drive of lime trees and beyond them views to the west across the surrounding farmland and rolling hills.



Colwall Green

- 3.6 Beyond the village, settlements in the wider Parish comprise scattered farms, smallholdings and individual houses, set in a rural landscape setting of woodland, orchards, pasture and arable

fields. The church of St James is located on Mill Lane within a cluster of historic buildings including the former hunting lodge of the Bishop of Hereford (Grade II* Listed Park Farmhouse).



View west from Upper Colwall

- 3.7 The western flanks of the Malvern Hills dominate the setting of the village and afford dramatic and extensive views across Herefordshire towards the Black Mountains and Shropshire. The south east corner of the Parish includes the flanks of the Herefordshire Beacon, which rises to 338 metres above sea level.
- 3.8 The Parish has a wealth of natural and built heritage assets. In addition to being located within the Malvern Hills AONB, Colwall has a Site of Special Scientific Interest (Malvern Hills SSSI), 11 Special Wildlife Sites (SWS), 3 Local Geological Sites, 24 areas of

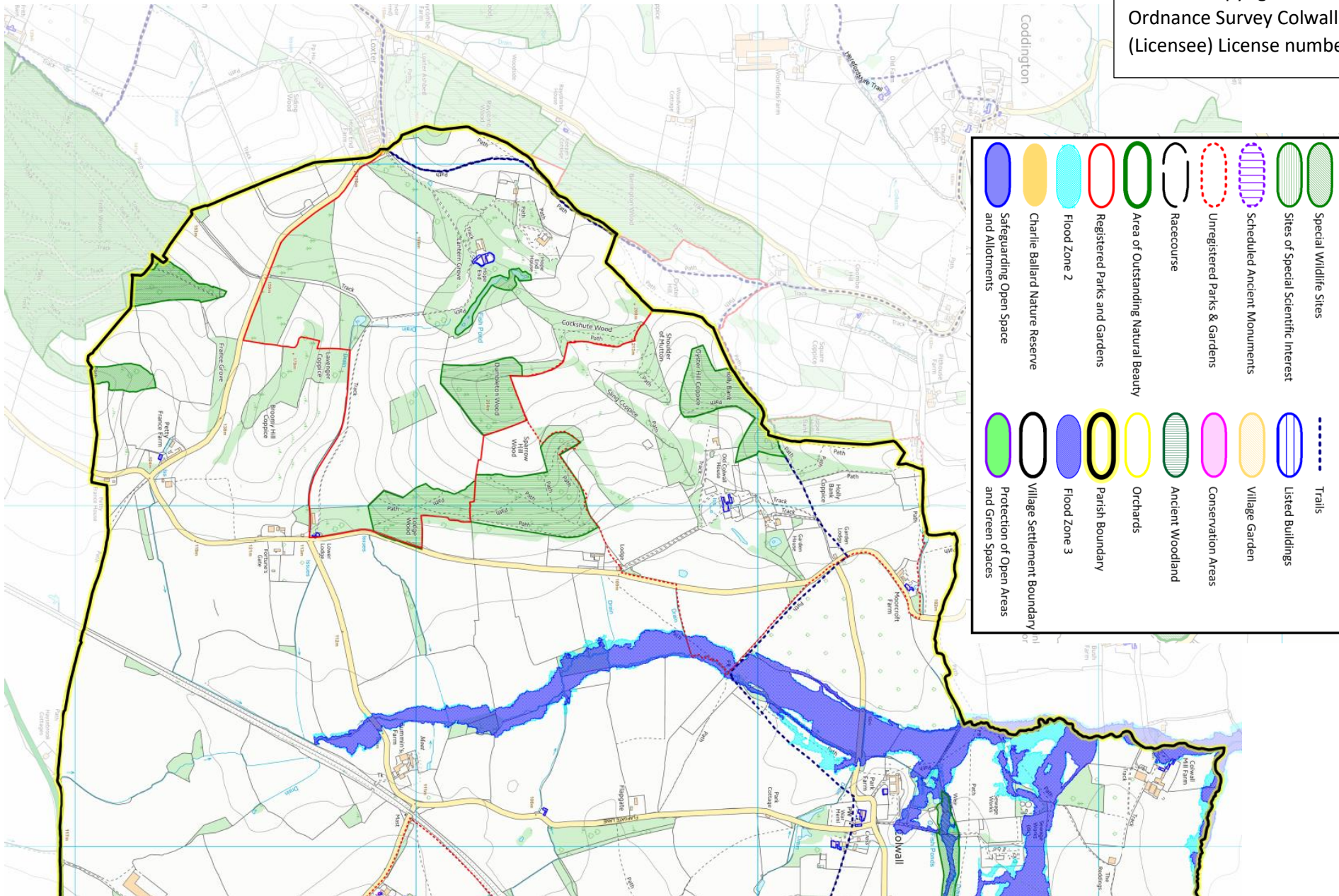
Ancient Woodland and 2 Registered Parks and Gardens². Several water courses flow through the Parish. There are also 88 listed buildings and scheduled monuments (see Appendix IV) and a conservation area (Colwall Stone / Upper Colwall). These environmental constraints are shown on Map 2 below.

- 3.9 The high quality, attractive environment, strong sense of local community, good accessibility to nearby towns and the wider rail and road transport networks, combine to make Colwall a highly desirable place in which to live. This is a relatively affluent area; 50% of households in Colwall own their homes outright (without a mortgage) compared to 39.4% in Herefordshire and 30.6% in England and of those in employment aged 16-74 years, 17.3% are managers, directors and senior officials compared to 11.6% in Herefordshire and 10.9% in England. Many are self-employed (16.3% of economically active 16-74 year olds, compared to 14.4% in Herefordshire and 9.8% in England). However there is an ageing population and 25.4% of residents are retired compared to 16.6% in Herefordshire and 13.7% in England. In fact, 29.7% of Colwall residents are aged over 65 years – a considerably higher proportion than those for Herefordshire (21.3%) and England (16.4%).

² Strategic Environmental Assessment Scoping report – Colwall, Herefordshire Council, 2014
https://www.herefordshire.gov.uk/media/1127825/Colwall_SEA_Scoping_Report.pdf

Map 2 Planning Constraints

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	Special Wildlife Sites		Trails
	Sites of Special Scientific Interest		Listed Buildings
	Scheduled Ancient Monuments		Village Garden
	Unregistered Parks & Gardens		Conservation Areas
	Racecourse		Ancient Woodland
	Area of Outstanding Natural Beauty		Orchards
	Registered Parks and Gardens		Parish Boundary
	Flood Zone 2		Flood Zone 3
	Charlie Ballard Nature Reserve		Village Settlement Boundary and Green Spaces
	Safeguarding Open Space and Allotments		Protection of Open Areas and Green Spaces

Colwall Neighbourhood Plan
Colwall Parish and Planning Layers

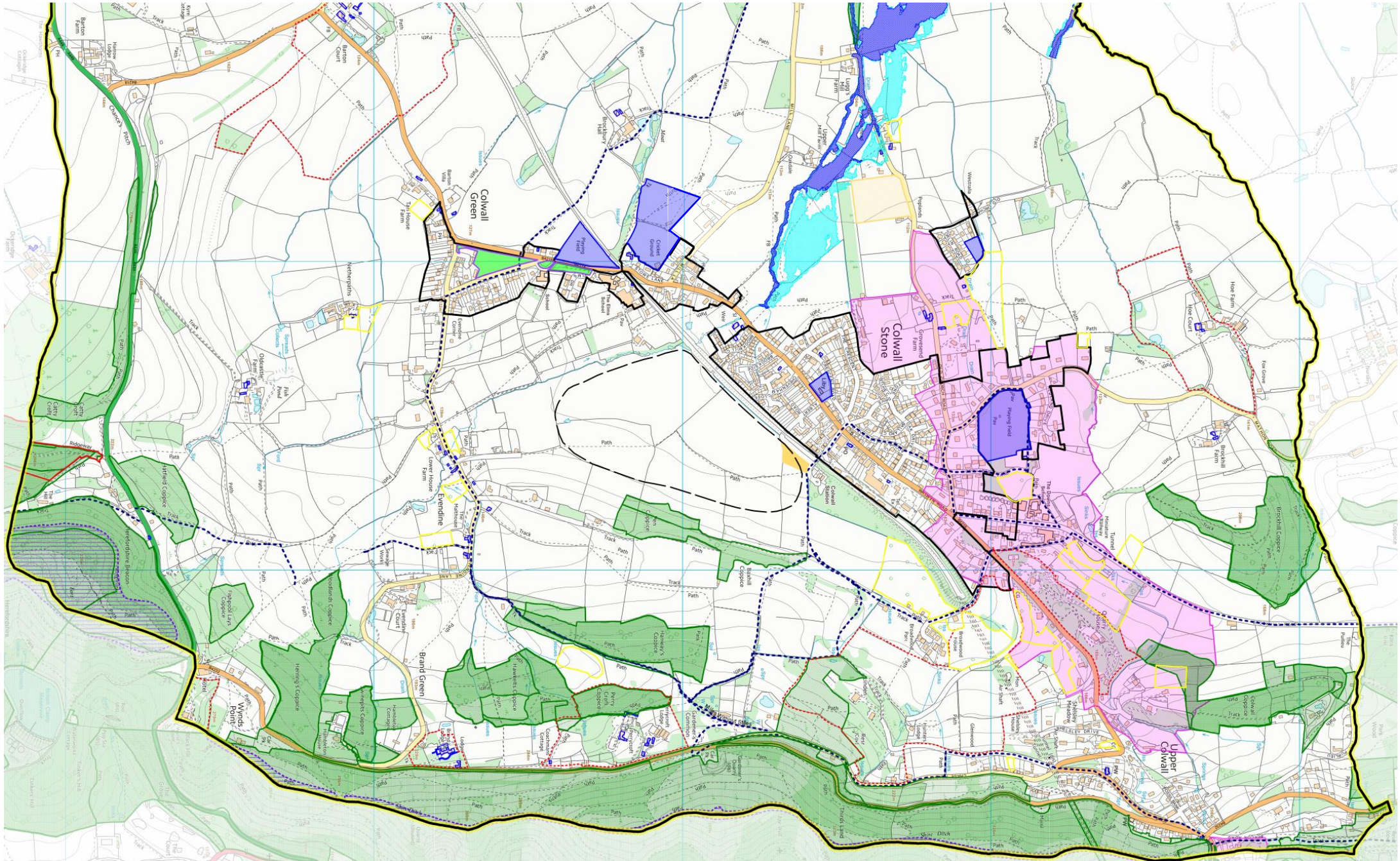
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 Innovation in Business

NORTH



4. A Plan for Colwall

Planning Policy Context

- 4.1 Neighbourhood Development Plans are required to be “in general conformity” with national and local strategic planning policies. National planning policy is set out in the National Planning Policy Framework (NPPF) which was published by the Government in 2012³. This advises that the purpose of the planning system is to contribute to the achievement of sustainable development and there are three dimensions to sustainable development: economic, social and environmental. Specific advice on neighbourhood plans is provided in paragraphs 183 to 185.
- 4.2 Further guidance has also been published in Planning Practice Guidance⁴. This advises that “*neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the*

³ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/what-is-neighbourhood-planning/>

ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.”

- 4.3 Local strategic planning policies are set out in the Herefordshire Local Plan Core Strategy 2011 – 2031, adopted by Herefordshire Council on 16 October 2015⁵.
- 4.4 Planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise. The adopted Herefordshire Local Plan Core Strategy and the Colwall Neighbourhood Plan, once made, will be part of the statutory development plan for the area. The NPPF is a material consideration in any planning application determinations.

Colwall Neighbourhood Development Plan

- 4.5 Colwall Parish Council made the decision in 2012 to prepare a neighbourhood development plan (NDP) for the Parish. The Parish Council applied to Herefordshire Council for designation of the Parish as a neighbourhood area in July 2012. The application for designation was approved on 17 September 2012.
- 4.6 A steering group was set up to progress work on the neighbourhood plan on behalf of the Parish Council. The group has met regularly throughout the plan preparation process.

⁵ <https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/core-strategy/adopted-core-strategy>

- 4.7 Colwall Parish Council decided to prepare a NDP in order to retain a settlement boundary and thereby to protect the area of the AONB that lies outside the settlement boundary. The identification of the settlement boundary is therefore the primary issue for the plan.
- 4.8 Colwall Village has an existing settlement boundary identified in the former Herefordshire Unitary Development Plan (UDP). The Local Plan - Core Strategy proposes a level of growth of 14% across the Ledbury Rural Housing Market within which Colwall lies, equating to a proportionate growth figure of at least 160 new houses over the plan period (2011 -2031). Policy RA2 sets out that *“the minimum growth target in each Rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figs 4.20 and 4.21. Neighbourhood Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets”*. It was accepted the existing settlement boundary could not accommodate the required growth figure and it was necessary to examine where new housing could most appropriately be developed. The Malvern Hills Area of Outstanding Natural Beauty Partnership was consulted at an early stage.
- 4.9 As a result it was decided the area around the existing settlement boundary should be assessed for the impact development would have on the landscape.
- 4.10 In February 2013 Carly Tinkler CMLI was appointed by the Malvern Hills AONB Partnership (‘the Partnership’) to provide landscape advice on the future of Colwall’s settlement boundary. The advice was provided in the form of a written, illustrated report and map (‘The Preliminary Assessment of Settlement boundary Landscape Appraisal, March 2013’) based on a preliminary landscape appraisal of the existing boundary and its wider landscape context, informed by desktop research and discussions with representatives from Colwall Parish Council.
- 4.11 The purpose of the appraisal was to identify areas outside the current settlement boundary where future residential development could be sited without adverse effects on the landscape, especially in terms of its character and visual amenity. The findings have been used to guide the preparation of Colwall’s Neighbourhood Development Plan.
- 4.12 The appraisal was completed and the report submitted to the Partnership in March 2013. The report is available on the neighbourhood plan website: (<http://www.colwallneighbourhoodplan.org.uk/documents.html>). The accompanying map showed the preliminary assessment of sites with potential for development. The report’s findings were presented at a public meeting in October 2013.
- 4.13 Following completion of the appraisal, the Parish Council decided to commission a more detailed study of the landscape of the settlement boundary to build on the preliminary findings (Stage 2) because the initial appraisal was insufficient to allow ranking.
- 4.14 In order to establish whether further sites were capable of accepting development, it was recommended the assessment of the land in proximity to the existing settlement boundary should be taken to a more detailed, higher level second stage through a project-specific methodology based on the Landscape Sensitivity and Capacity Assessment (LSCA) model. The advantages of this process included:

- A more fine-grained assessment of sites, which was likely to result in a wider range of sites coming forward for consideration;
- Other relevant topics such as biodiversity, archaeology / cultural heritage, public amenity and Green Infrastructure could be added in to the process to provide a fuller picture of the sites' sensitivity and capacity for development;
- The possibility of ranking sites so those with least constraints could be considered for the early part of the plan and others, which may require further study, in the second half of the plan period;
- Production of detailed documents and maps setting out the findings of the assessment which could be 'interrogated' as necessary to justify any proposed revisions to the settlement boundary and / or comment on planning applications; as it was evidence-based, the full reasons for the choice of sites could therefore be understood by all;
- Recording the baseline and assessment information on spreadsheets which meant it could easily be updated in the future if anything changed (from policy to physical features);
- Producing digital versions of the maps using a system such as GIS (Geographic Information System), which allowed for layers of information to be superimposed and analysed. As with the baseline information, this could be modified over time and built on by the local community;
- The findings could contribute to the local educational resource and could be used in the longer term as a tool for

community participation through updating and modifying the baseline,

- 4.15 LSCA is an objective, rigorous process combining several different forms of assessment which produces a more fine-grained and meaningful result than that which could be achieved within the parameters of the preliminary study.
- 4.16 The Assessment of Settlement Boundary Stage 2: Landscape Sensitivity and Capacity Assessment, 2013 is provided on the neighbourhood plan website. The findings of this report have been used to inform the identification of the proposed settlement boundary.
- 4.17 In addition several existing planning policy documents have provided a robust evidence base and starting point for the preparation of neighbourhood plan policies on design and protecting natural and built heritage assets. These documents include:
- Malvern Hills Area of Outstanding Natural Beauty, Guidance on Building Design, Malvern Hills AONB, 2013⁶
 - Malvern Hills Area of Outstanding Natural Beauty, Landscape Strategy and Guidelines, 2011⁷

⁶ http://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/MalvernBuildingDesignGuideLoRes_000.pdf

⁷ <http://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/MalvernLandStratGuideLoResFinal.pdf>

- Malvern Hills Area of Outstanding Natural Beauty, Guidance on Highway Design, Malvern Hills AONB, 2011⁸
- Malvern Hills Area of Outstanding Natural Beauty, Guidance on the Selection and Use of Colour in Development, Malvern Hills AONB, 2017⁹
- Colwall Village Design Statement, Colwall Village Society, 2001
- Landscape Character Statement for the Parish of Colwall, Colwall Parish Council and Malvern Hills AONB 2012¹⁰
- Colwall Parish Plan, Colwall Parish Council 2004¹¹

Public Consultation

4.18 There have been several rounds of community engagement and public consultation undertaken at key stages throughout the preparation of the Draft Plan. These, together with the responses and questions from local residents and stakeholders are set out in Appendix II. Briefly the main emerging themes and discussions are provided below:

1. Launch Event - Parish Meeting at the Colwall Village Hall, Mill Lane, Colwall on Wednesday 27th March 2013 at 7.30pm.

- Concerns about process and timescales

- Concerns about the extent of the settlement boundary within the Parish and whether development could be accommodated outside the settlement boundary
- The status and weight of the proposed plan.
- The need to consider a range of issues as well as the settlement boundary
- The role of the AONB
- Whether the Plan would be a wish list for further funding
- The need to consider affordable housing including housing for purchase as well as social rented housing
- Community Infrastructure Levy (CIL)
- Opportunities to influence design

2. Assembly of the Parish Meeting at the Colwall Village Hall, Mill Lane, Colwall on Wednesday 10th October 2013 at 7.30pm.

Feedback was provided from the first public meeting held on the 10th March 2013 and the initial consultation phase of Colwall's Neighbourhood Development Plans which indicated 4 main areas of concern:

- 1) Nature of development
- 2) The Settlement boundary
- 3) Highways issues
- 4) Any other areas for consideration.

⁸ http://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/HIGHWAYSpolicyLOW_002.pdf

⁹ http://www.malvernhillsaonb.org.uk/wp-content/uploads/2015/02/guidance_on_colour_use_screen-1.pdf

¹⁰ <http://www.colwall.net/files/LandscapeCharacterStatement.pdf>

¹¹

<http://communities.herefordshire.gov.uk/connect.ti/CLPinH/view?objectId=131589>

- Details were provided about a preliminary landscape assessment in the vicinity of the Settlement boundary which was commissioned by the Parish Council in conjunction with the Malvern Hills AONB in March 2013 and the detailed Landscape Sensitivity and Capacity Assessment “LSCA” around the whole of the Colwall Settlement boundary.
- The assessment of areas around the settlement boundary for future development would be based purely on Landscape Sensitivity and Capacity considerations and would not take into account other factors such as highway access, environmental considerations or flooding etc.

Concerns included:

- How legally binding the Plan would be including at Appeals
- The need to consider other factors in addition to landscape sensitivity in relation to the Settlement boundary
- Design issues eg dwelling sizes, styles and type
- Consideration of employment opportunities and retail
- Concerns that the housing allocation may not be able to be accommodated and what happens next.

3. Assembly of the Parish Meeting at the Colwall Village Hall, Mill Lane, Colwall on 17th January 2015 at 7.30pm.

A presentation was held to update the Parishioners on the feedback from the second consultation which arose from the Landscape Sensitivity and Capacity Assessment undertaken on and around the existing Settlement boundary for the Parish. Discussions were around the following themes;

- Need to consider other factors such as bio-diversity

- Housing type
- What happens if we need to move beyond the Medium Category
- Upper Colwall not being included in proposed housing areas
- Sewage capacity
- Affordable housing requirements
- Tree preservation orders (TPOs) in relation to sites 7a and 7b.
- Design
- Why various areas included / not included for possible development
- The need to allocate land for the primary school

4.19 These issues have provided the general framework for the plan. Some of the issues raised are outside the scope of a NDP which is a planning policy document used to guide new development through the development management process. Such issues are therefore dealt with more effectively and appropriately elsewhere and the Parish Council, through the steering group, has decided to focus the plan on two principal issues; the settlement boundary and detailed design policies for the development of identified parcels of land.

4. Assembly of the Parish Meeting at the Colwall Village Hall, Mill Lane, Colwall on 4th November 2015 at 7.30pm. (Informal Consultation on the First Draft Plan)

4.20 An emerging draft plan was published for informal, local consultation in late 2015. A public meeting was held in the village hall on 4th November 2015 and the emerging first draft plan and a representation form were placed on the neighbourhood plan

website for submitting comments. There was a high level of response to the plan with written representations from over 100 local residents / households / representatives of local organisations and businesses. The submitted representations together with the Parish Council's responses to these and any resulting changes to the draft plan are set out in a table which is available for viewing and downloading on the neighbourhood plan website.

appropriate for development in the Area of Outstanding Natural Beauty.

- 4.21 A further meeting was held on the 26 November 2015 in the Yew Tree public house at the request of Colwall Green residents and 30 attended. Subsequently a petition was received against the development proposals in Colwall Green. A meeting was held with residents of Cowl Barn Lane on 24 March 2016 regarding the LSCA findings in their area.
- 4.22 Following significant consultation with the parish council Herefordshire Council approved the planning application for the new school on 3 August 2016, sited adjacent to the village hall in the development plot referenced 9a. The landscaping for the school was highly developed and as a consequence it was necessary to reassess nearby areas under the LSCA. This lowered Plot 9 by 2 steps from the previously recorded 'Low to Medium' to 'Low'. Conversely it raised part of the area around the Thai restaurant from 'Low to Medium/Low' to 'Medium to High'. These changes have now been taken into account together with a review of the numbers of dwellings each site can accommodate. The principle of determining the development sites remains that of starting with the sites with most capacity in landscape terms and proceeding until either the target is achieved or the capacity falls below 'Medium' as below this it is not considered

5. Vision and Aims



Colwall, looking east

THE VISION: COLWALL 2031

In 2031, residents in Colwall will enjoy a high quality of life with good access to local facilities and services, and to the exceptional landscapes of the countryside within and around the Parish.

Built and natural heritage assets are conserved and enhanced by the sensitive siting and design of new development, which meets local needs and supports the sustainability and health of the community.

AIMS

Aim 1. To identify a settlement boundary to bring the location of development under Colwall control.

Aim 2. To identify areas of land in and around Colwall village where new housing development may be most appropriate in terms of landscape impact.

Aim 3. To preserve and enhance the landscape setting, local character, built heritage and important green spaces of the village and wider countryside.

Aim 4. To minimise the visual impact of new development when seen from the Malvern Hills, and to protect local views including from the village up towards the Malvern Hills and Oyster Hill.

Aim 5. To preserve and enhance the character of the Conservation Area, and protect its setting.

Aim 6. To provide new housing which is high-quality in terms of plan, size and materials in accordance with the Malvern Hills AONB Design Guides and other relevant documents.

Aim 7. To minimise light pollution and ensure new development is softened by appropriate landscaping.

Aim 8. To sustain the vitality, health and safety of the community.

Aim 9. To allow young people, disabled, elderly and infirm residents the opportunity of remaining part of the community by providing a mix of housing.

Aim 10. To preserve the sustainability of the area by retaining and, if possible, enhancing local services and facilities.

Aim 11. To support appropriate renewable energy schemes as part of Colwall's contribution towards a low carbon future and tackling climate change.

6. Neighbourhood Plan Policies



Evendine Road, looking south

6.1 Settlement Boundary and Housing Development

AIMS

Aim 1. To identify a settlement boundary to bring the location of development under Colwall control.

Aim 2. To identify areas of land in and around Colwall village where new housing development may be most appropriate in terms of landscape impact.

Aim 3. To preserve and enhance the landscape setting, local character, built heritage and important green spaces of the village and wider countryside.

Aim 4. To minimise the visual impact of new development when seen from the Malvern Hills, and to protect local views including from the village up towards the Malvern Hills and Oyster Hill.

Aim 5. To preserve and enhance the character of the Conservation Area, and protect its setting.

Aim 6. To provide new housing which is high-quality in terms of plan, size and materials in accordance with the Malvern Hills AONB Design Guides and other relevant documents.

Aim 7. To minimise light pollution and ensure new development is softened by appropriate landscaping.

6.1.1 Colwall will continue to grow in the future and this growth has to be accommodated in a sensitive and sustainable way. Colwall lies within the Ledbury rural Housing Market Area (HMA) and the adopted Herefordshire Local Plan Core Strategy requires an indicative target growth figure for housing of 14% for this HMA over the Plan period, which equates to at least 156 new houses for Colwall from 2011 to 2031. The supporting text sets out (in paras 4.8.6 – 4.8.10) that *“The approach adopted in this plan sets out to respond to these needs and requirements in a flexible and responsive way. Together with the roll out of the neighbourhood planning agenda, this strategy will empower communities to evolve as sustainable places whilst respecting their fundamental rural character.”* It goes on to say *“The minimum rural HMA target represents a level of growth for parishes, as a percentage and which is proportionate to existing HMA characteristics.”* In seeking to accommodate these new dwellings the following data has been used.

1. Number of properties in Colwall Parish in 2011 equalled 1141¹² and therefore 14% growth equals 160 dwellings.

¹² Housing numbers are from the email dated 17th April 2015 which sets rural housing requirements for the Parish - based on Local Property Gazetteer April 2011 (see NDP website).

2. Since 2011 planning permissions have been granted that have resulted in an additional 82 properties, reducing the requirement for additional properties to 78.

6.1.2 The village of Colwall is identified as a “settlement which will be the main focus of proportionate housing development” in Figure 4.14 of the Herefordshire Local Plan Core Strategy. Policy RA2 Housing in settlements outside Hereford and the market towns sets out that:

Policy RA2 – Housing in settlements outside Hereford and the market towns

To maintain and strengthen locally sustainable communities across the rural parts of Herefordshire, sustainable housing growth will be supported in or adjacent to those settlements identified in Figures 4.14 and 4.15. This will enable development that has the ability to bolster existing service provision, improve facilities and infrastructure and meet the needs of the communities concerned.

The minimum growth target in each rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figures 4.14 and 4.15. Neighbourhood Development Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity.

Housing proposals will be permitted where the following criteria are met:

1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements

identified in fig 4.15 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned;

2. Their locations make best and full use of suitable brownfield sites wherever possible;

3. They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and

4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.

Specific proposals for the delivery of local need housing will be particularly supported where they meet an identified need and their long-term retention as local needs housing is secured as such.

6.1.3 The approach in the Colwall Neighbourhood Development Plan is to provide a settlement boundary to guide new development to the most appropriate locations within this highly sensitive environment. Settlement boundaries are an established means of ensuring new development is provided close to existing built up areas and local facilities, relates well to the existing built form and local character, and is not distributed in a dispersed manner across the wider countryside.

6.1.4 The former settlement boundary was identified in the Herefordshire Adopted Unitary Development Plan (UDP) Proposals Inset Map 10. This has not been taken forward into the Core Strategy and no settlement boundary will exist unless one is

provided by the NDP, or through the proposed Herefordshire Rural Area Site Allocation Development Plan Document to be prepared by Herefordshire Council.

- 6.1.5 As a settlement boundary is considered key to achieving the protection of landscape character and visual amenity it is essential to establish a settlement boundary in the NDP as a statutory planning policy.
- 6.1.6 The Landscape Sensitivity and Capacity Assessment 2013 (LSCA) is provided as a separate background document to the neighbourhood plan and is the most significant part of the plan's evidence base. The LSCA examines the whole of the area immediately outside the UDP Settlement boundary, divided into 29 separate LSCA areas having similar landscape and settlement edge characteristics. Alongside the baseline information gathered in the Preliminary Assessment, detailed site surveys and assessments were carried out based on a methodology developed from national guidance, best practice and the particular requirements of the assessment¹³. The findings were recorded on sheets and maps recorded in the assessment. Each LSCA area was then evaluated for its capacity to accept development. The assessment assumes the development is high quality residential in the light of its landscape and settlement edge sensitivity, visual sensitivity, landscape function and value.
- 6.1.7 The LSCA was subsequently reviewed in April 2017 following the construction of the new school, the development at Brookmill

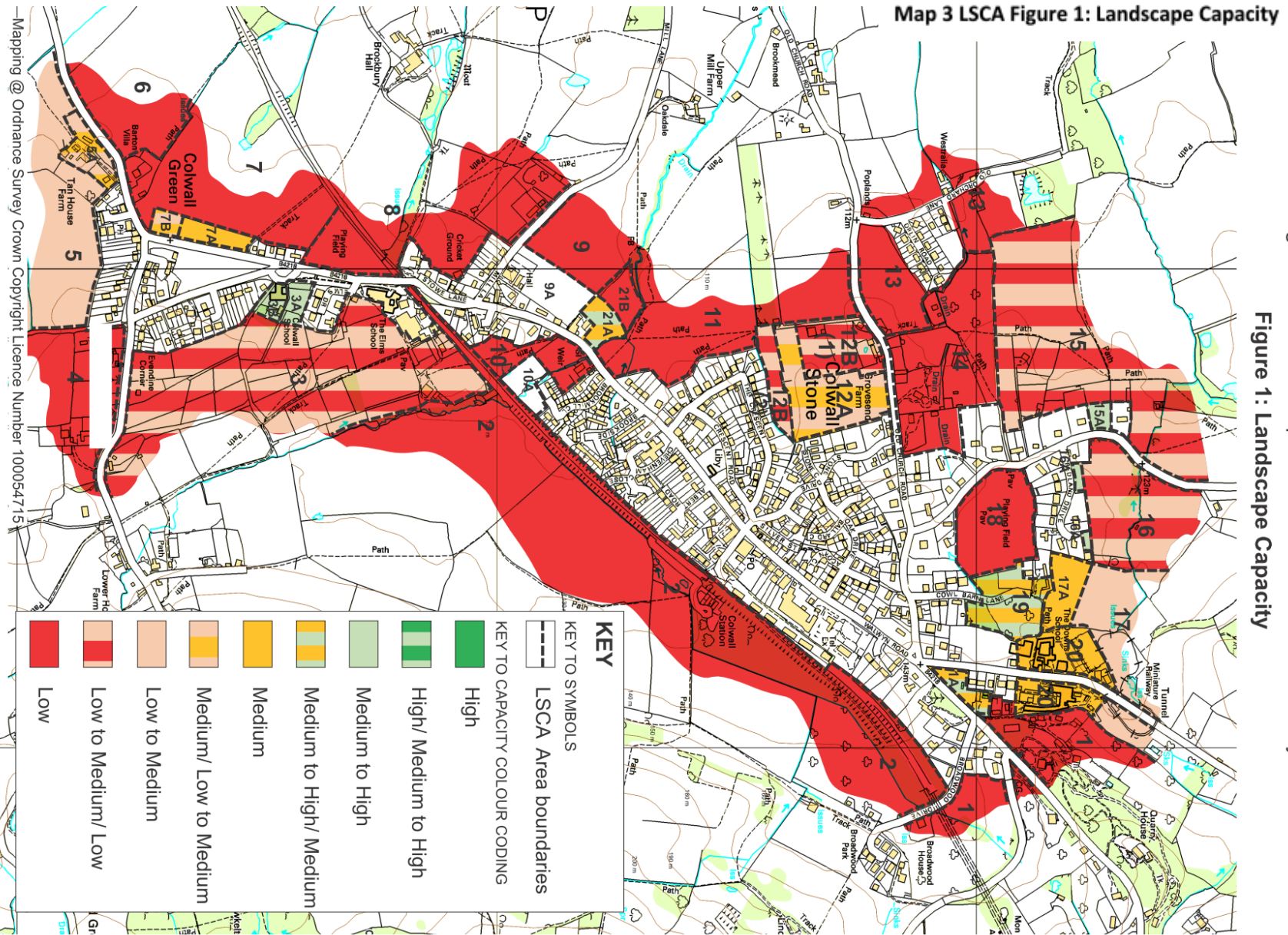
Close and the proposed development at the rear of the Thai restaurant.

- 6.1.8 The LSCA areas assessed and their 'capacity' are shown on Map 3. No LSCA area has a High or High/Medium to High capacity to absorb development. The required Core Strategy development target for the Parish of 14% indicates that the NDP should accommodate at least 58 new houses in addition to the windfall allowance of 20 houses. The identified LSCA areas are available for development following informal discussions between the Parish Council and landowners.
- 6.1.9 Five modest extensions to the former settlement boundary from the Herefordshire UDP are proposed to include those parcels of land which are identified in the LSCA study as being of Medium to High and Medium to High/Medium and Medium landscape capacity and existing and approved development. These are shown on Map 4.

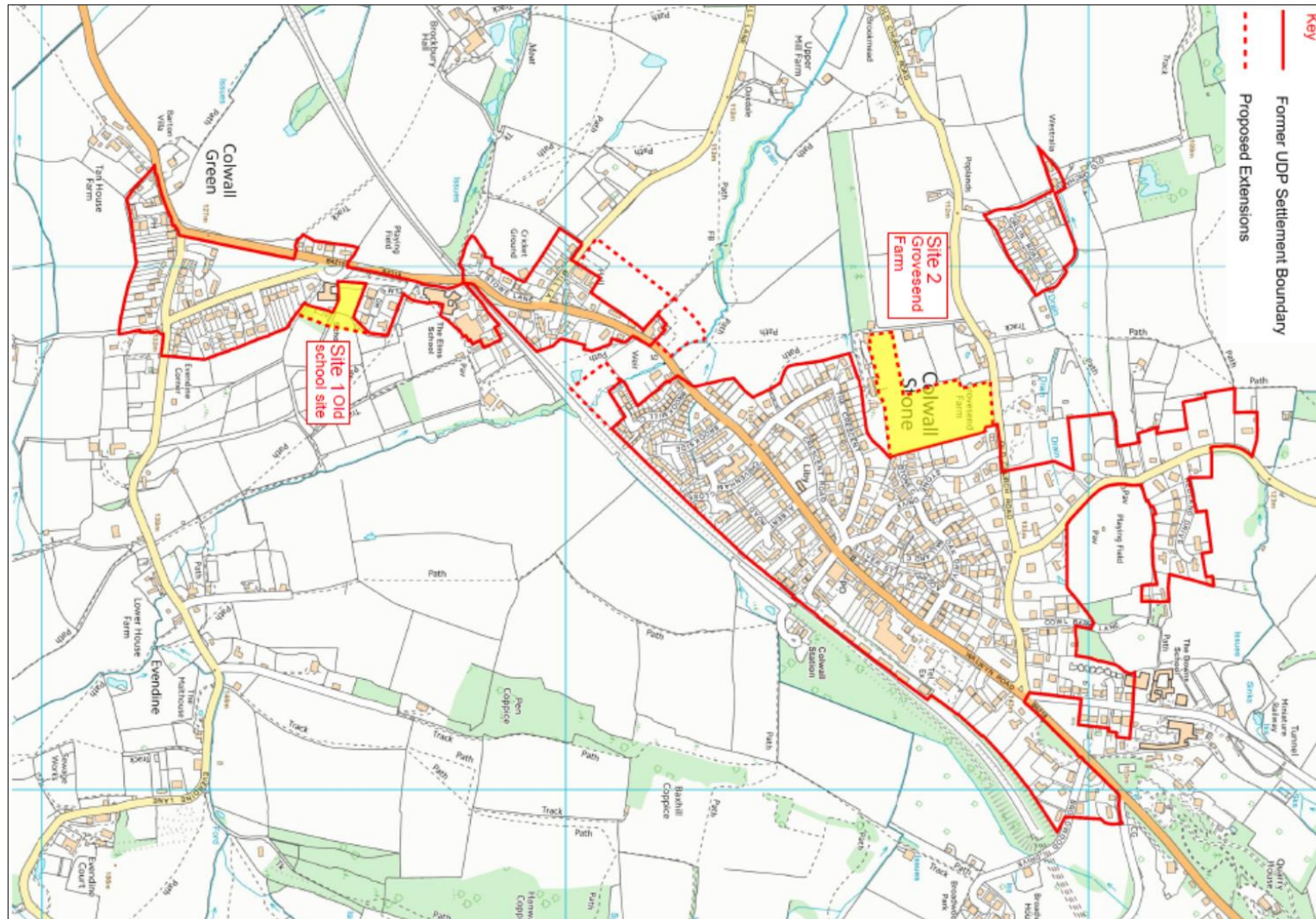
¹³ To grade the individual areas in terms of the impact of development on the AONB

Colwall Neighbourhood Development Plan Settlement Boundary LSCA

Figure 1: Landscape Capacity



Map 4 Former UDP Settlement Boundary and Proposed Extensions



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- 6.1.10 Parcels of land which were identified as Low to Medium, Low to Medium / Low and Low landscape capacity were not included on the grounds that the new development would have an unacceptable impact on this highly sensitive landscape.
- 6.1.11 The LCSA areas have been assessed in terms of their suitability for development including taking account of flooding, highway access, layout and other planning constraints. The Site Assessments for each area are published on the NDP website (www.colwallneighbourhoodplan.org.uk) as supporting evidence for the NDP.
- 6.1.12 The net housing requirement of at least 78 new houses will be met through existing commitments, the allocation of Grovesend Farm (estimated capacity of 37 units), the former school site (estimated capacity of 14 units) and estimated windfall allowance of 28 houses, based on historic trends of 2.2 units per annum.
- 6.1.13 Overall then, the proposed housing target in the NDP will meet the indicative target proposed for the rural Housing Market Area in the Herefordshire Local Plan Core Strategy.
- 6.1.14 The proposed settlement boundary for Colwall village is shown on Map 5 Policies Map.

Residential development will be permitted on both identified areas and windfall sites within the settlement boundary where proposals are in accordance with other policies this Plan.

Where possible, built form should respect and continue the existing building line and not build up to the edge of the identified settlement boundary.

Draft Policy CSB1 Colwall Settlement Boundary

The provision of at least 50 new houses over the Plan period will be supported on sites within the identified Colwall settlement boundary shown on Map 5 Policies Map.

Map 5 Policies Map

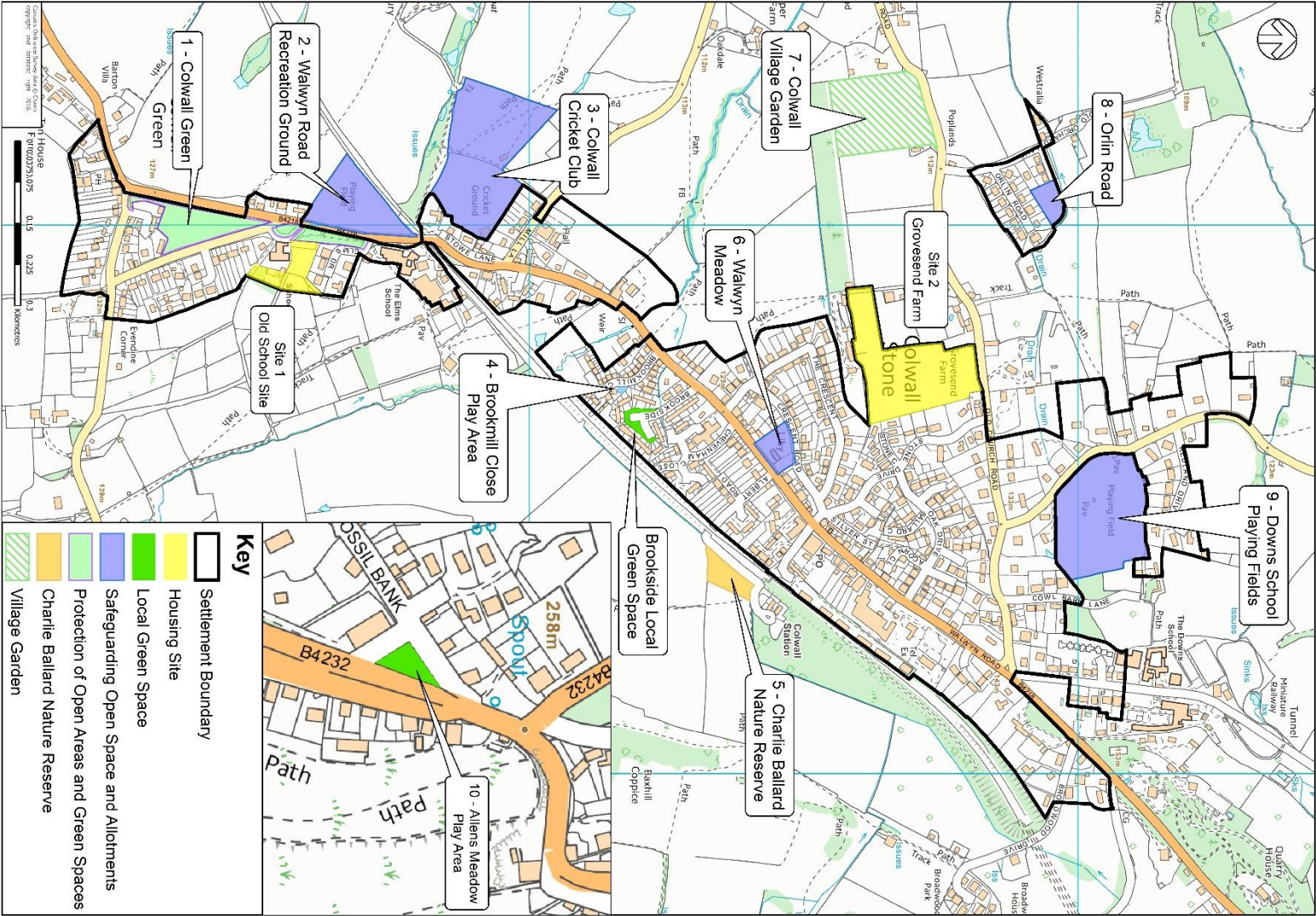


Table 1 Developable areas in sequence of LSCA capacity.

October 2017						
Area Ref	Description	Landscape Capacity	Capacity Rating 9=high capacity, 1=none	Possible Dwellings towards target (Deliverable)	14% target on 1141 properties in 2011 = Less achieved to date Less windfall in remainder of Plan based on past 5 years excl large devs Minimum number needed to satisfy target	160 82 28 50
Comments						
	Bottling Plant (Nursing home)	Brownfield & in SB		Not Count	Not permitted towards target because of extant planning permission, nursing beds not count though high over provision in Colwall	
	Existing school site	Brownfield & in SB		14	In conjunction with 3a below. Revised LSCA supports this development and suggests 14 properties. HC suggested 6 to match adjacent and take account of village style. As >5 need adoptable standard access which may need flexibility from highways to allow more visually acceptable designs in Village Green. If it is also a requirement for the access to be adopted, it would be an additional barrier. Note, CIL kicks in at 10 or more houses.	
3a	Adj old school	Medium to High	7	incl above	To be developed jointly with Area Ref 3a. Above	
9a	Village Hall to Thai	Medium to High	21	Not Deliverable	Used for new school site	
16a1	Redland Drive	Medium to High	7	Not Deliverable	Landowner stated no development will be permitted	
16a2	Redland Drive	Medium to High	7	Not Deliverable	No highway access or reasonable prospect of access.	
1a	Picton Gardens	Medium to High/Medium	6	Not Deliverable	Landowner timescale for development beyond the Plan date.	
21a	Behind Thai	Medium to High	6	7	Additional properties to current permission, but may not be achievable.	

19	Cowl Barn Lane	Medium to High/Medium	6	Not Deliverable	Rejected in SHLAA 2012. Reduced development area to landowner interest and avoiding orchard means now too few to support construction of access to adoptable standards which is seen as essential.
7a	3rd side village green	Medium	5	Not Deliverable	Landowners timescale too late. If only one access permitted removes 'connection' between properties and Walwyn Road and the Green which was sought. Width of verge is also whilst attractive is counter to the wish to change the nature of the road here.
7b	3rd side village green	Medium	5	Not Deliverable	as above
17a	N of Cowl Barn Lane	Medium	5	Not Deliverable	No highway access
20	Downs school	Medium	5	Not Available	Currently built-up as contains Downs School
5a	Tan House Farm	Medium/Low to Medium	4	Not Available	Currently built on.
Part of 5	Behind Tan Hill Farm	Medium/Low to Medium	4	Not Deliverable	Access off Yew Tree Close. Complex to achieve because of need to re-site and rebuild garages. Would be subject to a 'local' LSCA indicating Capacity Rating of 4 or higher to be acceptable in the AONB. Not previously suggested and therefore likely to be seen as offered because other sites removed for various reasons all of which would equally apply here.
12	Grovesend	Medium/Low to Medium	4	37	Agreed by Herefordshire highways subject to pedestrian access arrangements
5	Netherpaths track	Low to Medium	3	Not Deliverable	Unacceptable in the AONB at Capacity Rating 3. Local LSCA unlikely to alter. Access difficulties, remote from village though adjacent to settlement. Not previously suggested and therefore likely to be seen as offered because other sites removed for various reasons all of which would equally apply here.
17	N of Cowl Barn Lane	Low to Medium	3	Not Deliverable	No access
3	Behind schools	Low to Medium/Low	2	Not Deliverable	Inappropriate in the AONB to develop areas with a Capacity Rating of only 2.
15	West of Mathon Road	Low to Medium/Low	2	Not Deliverable	Inappropriate in the AONB to develop areas with a Capacity Rating of only 2.

16	North of Redland Drive	Low to Medium/Low	2	Not Deliverable	Inappropriate in the AONB to develop areas with a Capacity Rating of only 2.
1 & 2 Barton Villas		Low	1	Not Deliverable	Historically rejected in SHLAA. Unacceptable in the AONB with a LSCA Capacity Rating of 1 unless a local LSCA gives a Capacity Rating of 4 or greater. Put forward by landowner Count is 9 properties less 2 demolished. Access for 9 dwellings is unlikely to be acceptable because of location on the inside of the bend.
9	Mill Lane adj school	Low to Medium	1	Not Deliverable	Unacceptable in the AONB with a LSCA Capacity Rating of 1
Plots 1, 2, 4, 6, 7, 8, 9, 10, 11, 13, 14, 18		Low	1	Not Deliverable	Not considered appropriate for development in the AONB as have the lowest Capacity Rating

Total 58

Exceeds target by 8

The above Draft Neighbourhood Plan Policy is supported by the following Herefordshire local planning policies:

Herefordshire Local Plan – Core Strategy 2011-2031

SS1 Presumption in favour of sustainable development

SS6 Environmental quality and local distinctiveness

RA1 Rural housing distribution

RA2 Housing in settlements outside Hereford and the market towns.

6.2 Design and Protecting Local Landscape Character and Built Heritage

AIMS

Aim 2. To identify areas of land in and around Colwall village where new housing development may be most appropriate in terms of landscape impact.

Aim 3. To preserve and enhance the landscape setting, local character, built heritage and important green spaces of the village and wider countryside.

Aim 4. To minimise the visual impact of new development when seen from the Malvern Hills, and to protect local views including from the village up towards the Malvern Hills and Oyster Hill.

Aim 5. To preserve and enhance the character of the Conservation Area, and protect its setting.

Aim 6. To provide new housing which is high-quality in terms of plan, size and materials in accordance with the Malvern Hills AONB Design Guides and other relevant documents.

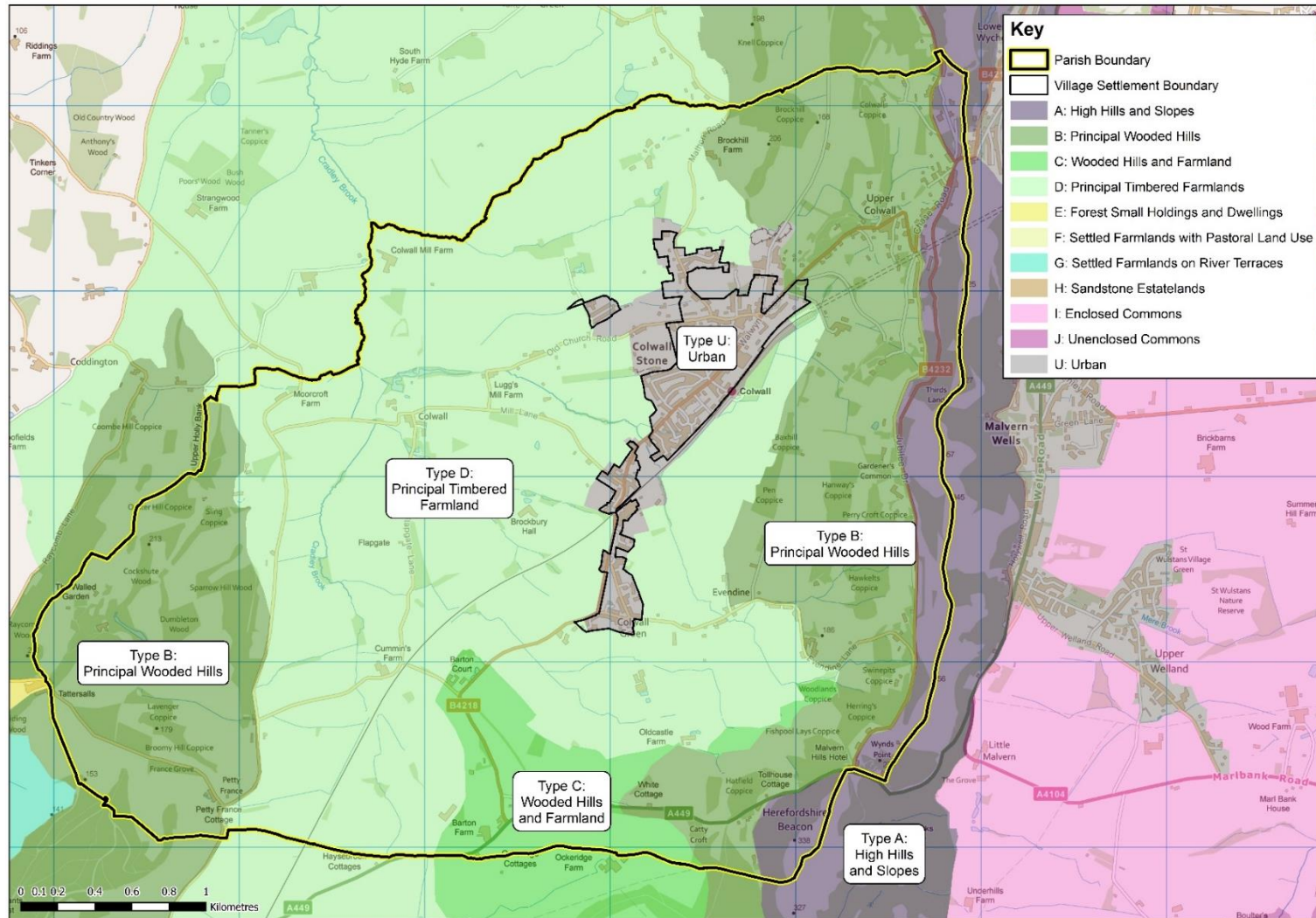
Aim 7. To minimise light pollution and ensure new development is softened by appropriate landscaping.

Landscape Character

6.2.1 Colwall lies within the Malvern Hills National Character Area (NCA)¹⁴ which comprises a narrow ridge of rounded hills, with hill forts rising above the Severn and Avon Vales to the east. To the west these subside to the Herefordshire Lowlands, and to the north-west they subside to the Herefordshire Plateau. The area is one of great contrasts. These range from the majestic height of the hills themselves to the undulating swells and low wooded escarpments of Eastnor and the Suckley Hills, and to the jumble of rolling hills and woodlands marching away to the west. Most of the area lies within the Malvern Hills Area of Outstanding Natural Beauty (AONB). Local landscape types are shown on Map 6 below. The majority of the Neighbourhood Plan area including the settlement of Colwall village lies within local landscape type principal timbered farmland, and it is likely that most development will take place over the plan period within this area and within the identified settlement boundary. In the smaller areas of local landscape types high hills and slopes and principal wooded hills, there may also be some limited development such as rural exception housing and agricultural and small scale rural business development. The Plan provides detailed design policies to protect the special character of these areas and to help ensure new development enhances the distinctive qualities of the Parish.

¹⁴ <http://publications.naturalengland.org.uk/publication/3039205>

Map 6 Local Landscape Types in Colwall



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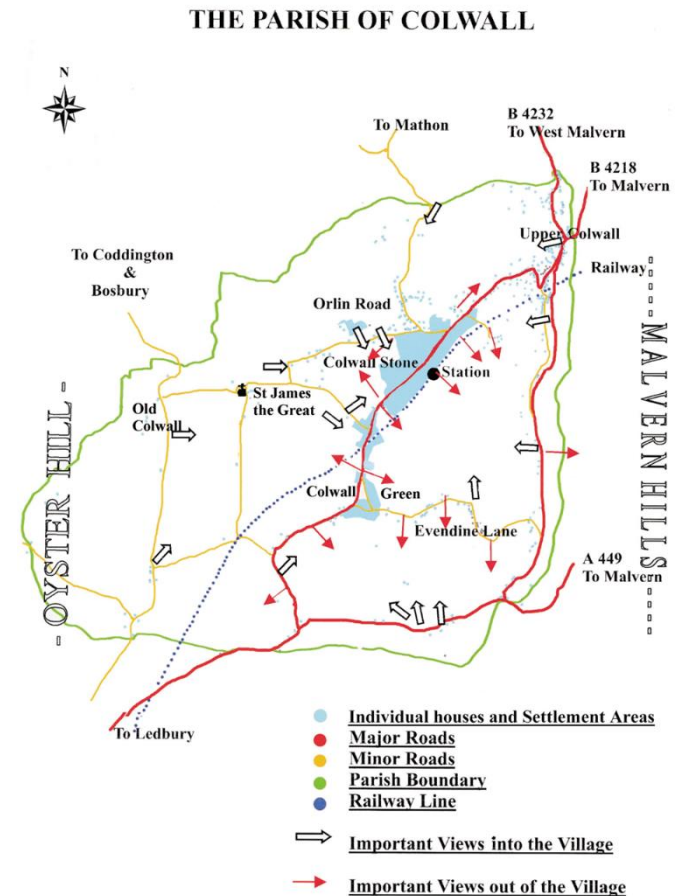
6.2.2 Colwall Parish enjoys the benefit of a number of extraordinary views. The Village Design Statement identifies a number of views which are considered important and worthy of protection. Paragraph 3.7 advises:

“When approaching the village from the east, views of the Herefordshire countryside dominate. There are spectacular reminders of this when passing through the Wyche cutting or looking down onto the village from Jubilee Drive. As Colwall is approached from the west, views up to the Malvern Hills dominate. A special approach is along the B4218 past Barton Court, under the old wooden bridge across the road. Here open “parkland” landscape leads the eye up to British Camp. These open aspects at the edges of the village result in a gradual transition from the countryside to the built environment at the village centre.”

6.2.3 The important views are identified in the map on p27 – this is reproduced as Map 7.

6.2.4 The AONB Partnership also has a report identifying key views in the area and has produced guidance on identifying and grading views and viewpoints.¹⁵

Map 7 Important Views (Village Design Statement)



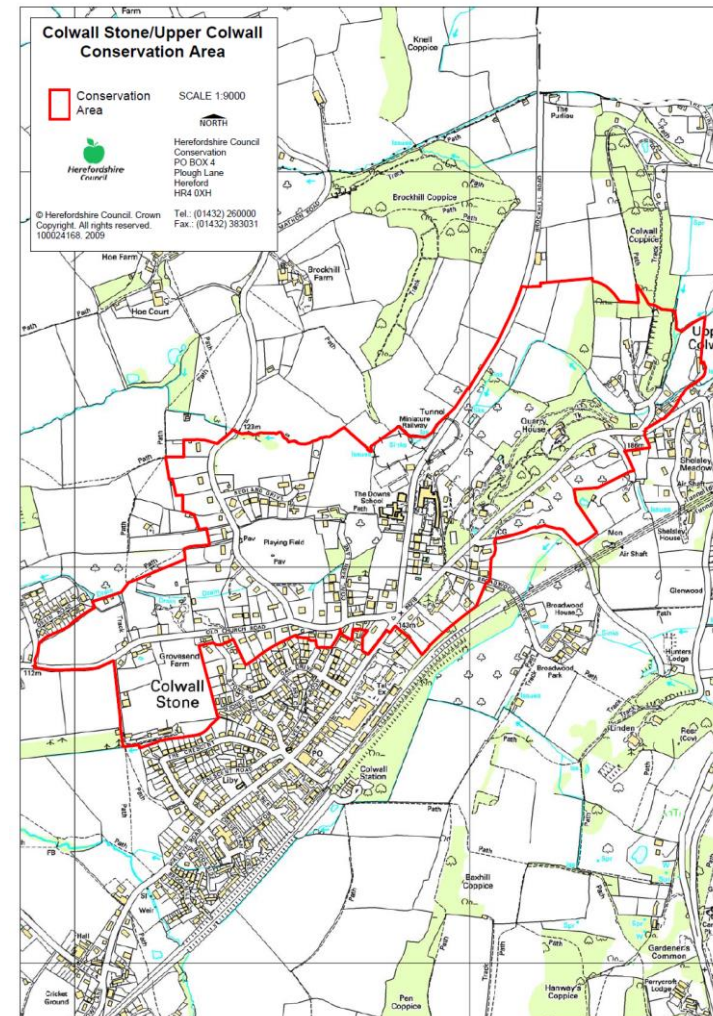
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¹⁵ See <http://www.malvernhillsaonb.org.uk/managing-the-aonb/guidance-documents/>

Built Heritage

- 6.2.5 The built environment in Colwall Parish is generally of a very high quality with a distinctive local character and the different character areas are described below. There are many significant historic buildings throughout the designated neighbourhood area; the Parish includes 88 listed buildings (see Appendix IV) and a conservation area. As noted above the Parish also lies entirely within the Malvern Hills Area of Outstanding Natural Beauty (AONB).
- 6.2.6 The extent of the Colwall Stone / Upper Colwall Conservation Area is shown on Map 8. The character of these areas within the Conservation Area is described in the Village Design Statement and summarised in paragraphs 6.2.9 and 6.2.10 below.

Map 8 Colwall Stone / Upper Colwall Conservation Area



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Promoting High Quality Design

- 6.2.7 The NPPF emphasises the importance of good design and the link between good design and sustainable development. Paragraph 76 sets out that *“Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”*.
- 6.2.8 The Malvern Hills AONB Guidance on Building Design (2013), Highway Design (2011) and Landscape Strategy and Guidelines (2011) provide detailed advice on design across the AONB area and relevant sections of these guidance documents have been used to inform the neighbourhood plan policies on design for Colwall.
- 6.2.9 The Village Design Statement (2001) describes the pattern of development in three distinctive character areas; Upper Colwall, Colwall Stone and Colwall Green.
- 6.2.10 **Upper Colwall** is described as a scattered grouping of buildings set on steeply sloping land. Most of the houses originate from the early 1900s (Edwardian) and enjoy magnificent views across the Herefordshire countryside. In recent years there has been some limited infilling. This area lies outside the proposed Settlement boundary.
- 6.2.11 Characteristic features in **Colwall Stone** include a mix of architectural styles including from the Victorian and Edwardian periods and the 1970s, 1980s and 1990s. There are wide tree lined grass verges along the main road, and open plan frontages planted with shrubs and flowerbeds in some developments. The avenue of small leaved limes from Brockhill Road to Colwall Green is a main road feature.
- 6.2.12 **Colwall Green** is the south west part of the village and contains a concentration of community and recreational facilities. The Green is a well-defined and prominent feature, bounded by a mature drive of lime trees and with views to the west across farmland and rolling hills. Housing development is grouped around two sides of the Green. Evendine was the earliest settlement in the area and properties are mainly of individual and distinctive designs standing in large plots. There is a balanced mix of woodland and farmland, frequent open views and individual large houses, the majority of which are listed. Orlin Road is a small housing estate of 1930s community housing.
- 6.2.13 The Parish Church of St James the Great is one mile from the present village centre, in a valley towards the western edge of the Parish and surrounded by farmland. The Church, the neighbouring Church Ale House, memorial garden and the Bishop of Hereford’s hunting lodge – now Park Farm – form a distinctive cluster of buildings.
- 6.2.14 Materials used in buildings in the village include a few old timber frame buildings and stone or rendered cottages, with tile or slate roofs, and a few with thatch. A small number of imposing larger properties and their lodges built by the Ballard families in the 19th century used concrete construction with render finish. Apart from these, most of the village dwellings are constructed of brick and tile. The variation in decorative style of the Victorian and Edwardian houses whether it be chimney pots, roof pitches, ornate ridge tiles, tile patterns,

decorative barge boards, bay windows or entrance ways adds much to the character of the village.

6.2.15 The Village Design Statement sets out the following building design principles appropriate to development within the proposed settlement boundary:

- Design details and materials should be chosen to be harmonious with neighbouring properties
- New building should demonstrate respect and respond to the character of the local area. Particular attention should be paid to the height of new development to ensure that it is not out of character to the immediate surrounding area
- Housing developments should be of a scale, size and design compatible with the surrounding area. Where there are groups of houses to be built together variety should be introduced in size, style and plan form
- High quality design is essential in the future to continue the characteristic mixture of buildings from different decades
- Particularly high standards should be reflected in the design, detailing and finishes in all elevations, not only those to the front.

6.2.16 The above principles have been brought forward to provide locally appropriate design policies for new housing development within the Colwall Settlement boundary. These policies have been prepared to provide detailed design guidance for development generally in Colwall and for development in those areas of land identified in Map 5. These areas are those identified in the LSCA study as being Medium landscape capacity or greater. Estimates of housing numbers are calculated on the basis of an assumed housing density of

20 dwellings per hectare, which is a fairly low density of development, and is considered to be characteristic of Colwall village. However estimated housing numbers may be increased slightly where a higher density is used, if fully justified in design terms.

General Design Principals for Development within Colwall settlement boundary

Draft Policy CD1 General Design Principles for Development within Colwall Settlement Boundary

Conservation area and built heritage assets

1. Proposals for new development will be required to demonstrate careful consideration of any potential impacts on the setting of the conservation area and other nearby heritage assets above or underground. Proposals will be required to describe the significance of any heritage assets affected, including any contribution made by their setting. Development proposals should protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance.

Site Layout and access design

2. Access to development from the highway and site entrance points should be designed to reflect the rural village context and character (see Traffic in Villages and Policy CD2).

Landscape Design

Development proposals in Colwall are required to respond positively to the following landscape design principles:

Development should incorporate landscaping proposals which protect and enhance the distinctive local landscape character.

3. Use of hard surfacing, kerbs, tarmac and paving should be kept to a minimum; materials such as loose gravel or crushed local stone are preferred.
4. Landscaping proposals should use species characteristic of the village including fruit trees and be of a design that is compatible with the scheme's surroundings.
5. Development should retain and enhance boundary hedges and hedgerow trees, between and around plots. Planting of new species rich hedgerows and locally occurring hedgerow species to tree size is encouraged.
6. Boundary treatment should be sensitive to the local character and should use locally appropriate hedge species and low brick walls to enclose front gardens. Overall there should be a transition from more suburban areas to those on the fringes where more rurally appropriate species such as thorn should be

used. Close boarded panel fencing erodes the local character and should be avoided.

7. Enhancing appropriate tree cover alongside roadsides is encouraged, but sight lines should be retained.
8. Buildings should be sited within plots with capacity to allow the growth of vegetation, including native specimen trees, around the development.
9. External lighting should be kept to a minimum in all development to minimise impacts on dark skies. New lighting should minimise light spillage into adjoining areas and the sky. Schemes should demonstrate good practice, such as using low energy bulbs, directing lighting downwards, keeping lighting low to the ground and fitting hoods or shields to minimise light spillage. Motion sensors should be used to avoid permanently lit outside lights.
10. New open spaces should be designed to link to the existing settlement pattern and the open countryside.
11. Development will be required to demonstrate how the design has considered the visual impact of the pattern of buildings in important views.

Building Design

Development should be of high design quality which responds positively to the following building design principles:

12. Development should take its design cues from the local environment and must be fully justified with reference to it. This includes the scale, mass, height and form of existing locally characteristic buildings. Contemporary designs will be acceptable where they are of exceptional quality and where they clearly demonstrate that they are appropriate to their context.
13. Housing developments should be of a scale, design and size compatible with the character of the surrounding area. Where groups of houses are built together variety should be introduced in size, style and plan form. High quality design should continue into the future the characteristic mix of buildings from successive decades.
14. Uniform standard house types which do not respond to local character in their design will not be acceptable. Development should have an appropriate individual identity that makes a positive contribution to local distinctiveness.

- 15. Housing schemes should respond to the plot size and pattern of development which is locally characteristic, with particular reference to neighbouring properties.**
- 16. Particularly high standards should be reflected in the design, detailing and finishes on all elevations, not only those to the front.**
- 17. Building materials should be locally appropriate. Use of traditional vernacular materials, including locally reclaimed and sourced materials is preferred. However contemporary materials will also be acceptable where it can be demonstrated that their properties (including colour, texture, reflectivity etc) are complementary to the area. Traditional materials which are likely to be acceptable include red brick, limestone and Malvern stone or other appropriate stone such as Forest of Dean quarried stone within the village of Colwall. Render in muted shades of white, yellow or cream may also be acceptable. Red brick must reflect the characteristic softer appearance of handmade brick; hard modern red brick which does not weather easily, together with bright white mortars, are not acceptable. Roof tiles should be plain clay tiles or of Welsh slate or other locally appropriate roofing materials.**
- 18. Design details should be locally appropriate. Dependent on the development this may include**

features such as bay windows, chimney stacks, ornamentation on roof tiles and a mix of materials on elevations. Window frames should normally be timber.

- 19. Alterations, extensions and conversions are required to respect the architectural integrity, character and scale of the original building and demonstrate a strong sense of unity. Decorative details should reflect those on the original building. The materials, roof style and pitch of an extension should normally reflect the original roof. Porches and porch hoods should normally be of an appropriate scale and not dominate the original building. Openings should be in proportion to existing openings and sensitively located.**
- 20. Conservatories should respect the style of the original building and not dominate it. Timber or steel are considered to be most appropriate for conservatory frames.**
- 21. Sheds, garages and other outbuildings should not compete, in terms of scale, decoration and design with the main building. Materials should complement the original building.**
- 22. New dwellings in gardens will only be acceptable where it can be demonstrated that there is no**

negative impact on the character of the existing building or settlement pattern.

- 23. Car parking areas should not dominate the street scene and should be adequately screened by trees or landscaping. They should be characteristic of the local area and should include the use of landscaping where appropriate.**
- 24. Development will be required to include provision for secure bicycle stands and well-designed and integrated bin storage facilities.**
- 25. Large buildings and structures, such as industrial, commercial and farm buildings should be successfully integrated into the landscape. Techniques to achieve this include sensitive siting, breaking up rooflines into smaller elements and the appropriate use of locally characteristic landscaping. Finishes to elevation and roofs should normally be non-reflective, recessive and complementary to the local landscape setting.**
- 26. Large buildings and structures should be designed to integrate into the landscape, for instance through breaking up rooflines into smaller elements and providing detail and visual interest on larger elevations through imaginative use of local materials.**

- 27. The sensitive restoration of historic farmsteads and buildings is encouraged (see Policy CD9). Historically or architecturally important features should be retained in situ and integrated within the proposed alteration or conversion. The provision of new detailing or decoration on simple traditional buildings is discouraged.**

6.3 Site 1 Old Primary School and Adjacent Land

Site 1 - Looking east - Existing school building



Paddock



6.3.1 Site 1 is located in the Colwall Green local character area and makes a small but important contribution to the local villagescape. The area is identified as being within sight of an 'Important View Out of the Village' towards the Hills, and it is also visible from the Hills' ridges and upper slopes.

6.3.2 The area is currently partly occupied by the main building and paved areas of the original primary school that has been vacated and also includes an enclosed field / paddock in grazing use to the north. There are both mature and maturing trees and hedgerows around the area, with housing to the north and south. The grounds currently contain temporary buildings for the school which is to be relocated adjacent to the village hall by December 2017. Consequently, the site will become available for redevelopment and new development.

**Draft Policy CD2 Site 1 Old Primary School and Adjacent Land
(Approximately 14 houses)**

Site 1 Old Primary School and Adjacent Land as shown on the extract from Map 5 Policies Map below is considered suitable for new housing development.

Extract from Map 5 Policies Map
Site 1 Old Primary School and Adjacent Land



Highway and Access Design

1. Access to the site is from Walwyn Road and across the common land for which agreement will be required from the Malvern Hills Conservators. The

design of this length of the access shall minimise the physical and visual impact on the common land.

Landscape Design

Development proposals are required to respond positively to the following landscape design principles:

2. In order to reduce potential adverse effects on landscape character and visual amenity, the siting of new built form will be restricted to the area covered by the old school buildings (i.e. excluding the temporary accommodation area) and the grassed field to the north, west of the existing hedgerow. The land to the east may be used for gardens and open space; car parking will only be permitted on this part of the area if it can be screened from views from the Hills. The eastern boundary of the area forms the new settlement boundary, and should be a new native hedgerow or tree belt.
3. The landscape scheme should demonstrate that its design has been positively influenced by the locally-distinctive character of the area's landscape and villagescape context.
4. The landscape scheme should demonstrate that it has taken into account views from key viewpoints within and around the village and on the Malvern Hills, in order to ensure that the development integrates

appropriately into, and enhances, its surrounding character. The area is identified as being within sight of an 'Important View Out of the Village' towards the Hills which should be retained and enhanced. Particular attention should be paid to the selection of materials and colours for roofscapes which would be visible in high-level views from the Hills.

5. Important landscape features and ecological habitats must be retained, protected and enhanced, and managed to ensure their future health.
6. New landscape features should be designed and managed to ensure that the development integrates appropriately into its surrounding context. All new planting should comprise appropriate plant species that reflect local character and distinctiveness and enhance biodiversity. Tree cover should be extended where appropriate.
7. The western frontage of the development should make a positive contribution to the character of Colwall Green: the recently-planted trees on the field's western boundary could potentially be removed, subject to ecological survey.
8. The area's southern boundary is an old hedgerow along a track: this is a locally-important landscape feature which must be retained, protected and managed.

9. The development should protect existing, and deliver new, green infrastructure assets, and ensure integration with, and connection to, the surrounding green infrastructure network. Consideration should be given to new pedestrian links through the site from Colwall Green to the PRsoW to the east.

Building Design

10. New buildings should respond positively to the distinctive character of the local area. Innovative designs are encouraged which integrate the needs of sustainability, energy use, and respect for landscape character and visual amenity.
11. Development should take into account exiting surface water flooding and drainage issues associated with the site.

- 6.3.3 Note the land between the Walwyn Road carriageway and the plot (the verge) is registered as Village Green and is managed by the Malvern Hills Trust. Overall there should be no net loss of the Village Green area but permissions may be required.

6.4 Site 2 Grovesend Farm

Site 2 - Looking east and south east from footpath on western boundary



6.4.1 Site 2 is located to the northwest of the centre of the village and has important views into and out of the village. It is a historically important site including the Victorian tramway ice works on the southern boundary and orchard on the western boundary.

6.4.2 The area is currently farmed generally for grazing sheep. Although highly visible from the closest summits, which will require mitigation, it is a logical place for development being on the edge of the main part of the village and not extending the built form into open countryside.

6.4.3 The Review of LSCA Areas March 2017, regarding the Grovesend Farm site states in para 5.11:

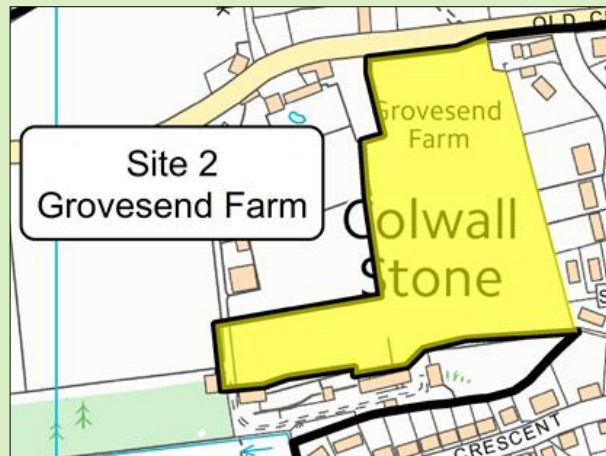
"It is also important to note that the west side of the area could become a highly valuable, central community open space (and potential Local Green Space candidate?) and GI asset. New links could be created through it, from the footpath along the western boundary to the housing estates to the east and south. The benefit of this is that people living in these areas would be able to access the existing and proposed new footpaths to and from the new school, and all provide good links to the wider footpath network."

6.4.4 It would be difficult to justify the area identified for a green corridor according to the NPPF criteria. However, the requirement to protect the area from development and use it as a green infrastructure (GI) asset has been included in the Policy.

Draft Policy CD3 Site 2 Grovesend Farm (Approximately 37 houses)

Site 2 Grovesend Farm as shown on the extract from Map 5 Policies Map below is considered suitable for new housing development.

Extract from Map 5 Policies Map
Site 2 - Grovesend Farm



Highway and Access Design

1. Access to the site is from Old Church Road on the northern boundary of the site.
2. In addition, due to the lack of existing pedestrian and cyclist facilities, a safe and surfaced (suitable for use all year) pedestrian and cyclist link or links to the

amenities and facilities of Colwall Village should be provided.

3. Locally important vegetation along Old Church Road including mature trees should be retained and protected. If loss is unavoidable, landscaping schemes should replace with the same or similar species - see 10 below.

Landscape Design

Development proposals are required to respond positively to the following landscape design principles:

4. The site lies within a Conservation Area. In order to reduce potential adverse effects on the historic landscape character and visual amenity of the designated area, the density, siting, layout and design of new built form must respect and reflect the existing local settlement pattern, vernacular and sense of place.
5. The scheme should demonstrate that its design has been positively influenced by the locally-distinctive character of the area's landscape and villagescape context.
6. The scheme should demonstrate that it has taken into account views from key viewpoints within and around the village and on the Malvern Hills, in order to ensure

that the development integrates appropriately into, and enhances, its surrounding character and 'natural beauty'. Particular attention should be paid to the selection of materials and colours for roofscapes which would be visible in high-level views from the Hills. The site forms an integral part of the setting of several 'Important Views into and out of the Village', which should be retained and enhanced wherever possible.

7. The development should protect existing, and deliver new, green infrastructure assets and functions, and ensure integration with, and connection to, the surrounding green infrastructure network. A 'green corridor' must be provided from the new road through Site 2 to the greenspace (Area 12B (1) on Map 3) to the west, allowing access for pedestrians and maintenance vehicles.
8. Ecological habitats must be retained, protected and enhanced, and managed to ensure their future health.
9. New landscape features should be designed and managed to ensure that the development integrates appropriately into its surrounding context. All new planting should comprise appropriate plant species that reflect local character and distinctiveness and enhance biodiversity. Tree cover should be extended where appropriate.

10. The northern side of the development will form a new frontage to Old Church Road, and so must respect, and make a positive contribution to, its historic rural character. Effects on the setting of the listed buildings in close proximity to the site must be considered. Locally-important roadside trees and hedges must be retained and protected wherever possible. If loss is unavoidable, replace with same / similar.

11. Area 12B (2), which lies south of Area 12A, contains locally-important heritage assets and landscape features. A buffer zone of native trees and shrubs and secure fencing must be provided along Area 12A's southern boundary in order to protect these assets and features.

Building Design

10. New buildings should respond positively to the distinctive character of the local area. Innovative designs are encouraged which integrate the needs of sustainability, energy use, and respect for landscape character and visual amenity.

6.5 Development outside the settlement boundary and within landscape types principal timbered farmlands, high hills and slopes and principal wooded hills

- 6.5.1 In areas outside the settlement boundary of Colwall, development will be much more limited. The Herefordshire Local Plan Core Strategy considers these areas to be wider countryside, where there is an emphasis on not promoting unsustainable patterns of development and isolated new homes. Policy RA3 in the Local Plan Core Strategy sets out criteria for residential development in rural locations outside settlements. These criteria include worker accommodation to meet agricultural or forestry need, development which accompanies growth or a rural enterprise, replacement dwellings, re-use of a redundant or disused building, rural exception housing (see Policy H2), housing of exceptional design quality or provision for gypsies and travellers. Policy RA4 sets out criteria for agricultural, forestry and rural enterprise dwellings, Policy RA5 provides criteria for the re-use of rural buildings and Policy RA5 supports development associated with the diversification of the rural economy.
- 6.5.2 Herefordshire Local Plan Core Strategy Policy H2 supports proposals for affordable housing schemes where there is a proven local need for affordable housing, affordable housing is retained in perpetuity for local people and the site respects local characteristics and has good access to services and facilities. There may also be some market housing permitted on schemes to subsidise affordable housing provision.

- 6.5.3 The wider countryside around Colwall is particularly sensitive to new development and it is appropriate these “exception” types of development are designed as carefully as possible to respond positively to and enhance the distinctive characteristics of the local area. The majority of the area around the village of Colwall is within landscape type principal timbered farmland. There is a narrow band on the western boundary of the Parish within high hills and slopes, and two areas within principal wooded hills; a band on the western and southern part of the Parish and a small area in the south west of the Parish. The extent of these areas is shown on Map 4 above.
- 6.5.4 The Malvern Hills AONB Building Design Guide sets out some of the key characteristics associated with development of the local landscape character types in Colwall:

Key Characteristics of Principal Timbered Farmlands

Landscape and setting

- *Settlement and location: Clustered pattern of farmsteads, rural dwellings with occasional small villages and hamlets. Farmsteads are occasionally within hamlets or villages but are more often isolated along tracks and minor roads. Small to medium sized fields.*
- *Infrastructure: Irregular network of winding lanes with thick roadside hedges.*
- *Boundaries: Mixed species hedgerows, of hawthorn, blackthorn, holly, hazel, and dogwood and scattered mature, hedgerow trees.*

- *Tree cover: Irregular shaped blocks of woodland of ancient character. Buildings are often located against a backdrop of trees.*
- *Topography: Low lying, rolling with occasional steep sided hills.*

Domestic buildings

- *Dominant local character: 17th and 18th century timber frame cottages and houses of two or three bays, limestone or red brick wayside dwellings. Many have 19th and 20th century red brick extensions.*
- *Recent building additions: 20th century development in more settled areas.*
- *Significant features: Large exterior chimneys, occasionally with bread oven projections.*
- *Materials: Mix of timber, limestone and red brick, with timber or metal casement windows.*

Farmstead and agricultural buildings

- *Dominant local plan type: A mixture of regular and loose courtyard farmsteads, usually intimate in scale: regular courtyards are more common in the north and loose courtyards more common in the south.*
- *Dominant local character: Three to four bay timber frame farmhouses of up to two storeys and an attic and occasional substantial rebuilt red brick Georgian farmhouses of up to three storeys. Farmsteads are mostly isolated in the landscape.*
- *Significant features: Examples of farmsteads with one or two hop kilns, some with the original cowl on the roof.*

- *Materials: Mix of timber and red brick, with metal or timber casement or sash windows.*

Key Characteristics of High Hills and Slopes

Landscape and setting

- *Settlement and location: An unenclosed and sparsely settled landscape associated with a high ridge of ancient igneous and metamorphic rocks.*
- *Infrastructure: Roads are sparse, with paths and untarmacked trackways, mainly Victorian in origin, crossing the slopes and reflecting the cultural heritage of the area as a spa resort.*
- *Boundaries: Buildings often have no boundary with the wider landscape. Where they do exist, low wall boundaries of Malvern stone are characteristic.*
- *Tree cover: There is wooded land cover on the lower slopes, and mixed ornamental woodlands associated with some developments.*
- *Topography: Steeply sloping.*

Domestic buildings

- *Dominant local character: Victorian houses, two-storey simple cottages and quarryman's cottages.*
- *Recent building additions: Inter-war and post war development.*
- *Significant features: There is no dominant building style; Malvern stone buildings are common due to the historic supply of stone from local quarries.*
- *Materials: Mix of stone, red brick and timber framing.*

Farmstead and agricultural buildings

- *Dominant local plan type: Form varies with linear plan types, loose courtyard, regular courtyard and dispersed plan types.*
- *Dominant local character: Simple, with two storeys and a rectangular plan form.*
- *Significant features: Most farmsteads originated as smallholdings but have historically been enlarged.*
- *Materials: Red brick, some farmsteads are rendered.*

Key Characteristics of Principal Wooded Hills

Landscape and setting

- *Settlement and location: Sparse settlement characterised by dispersed historic farmsteads, occasional smallholdings and isolated farm buildings with occasional clusters of buildings.*
- *Infrastructure: A network of rural lanes running through narrow wooded valleys and dingles.*
- *Boundaries: Characteristic tall, mixed native species hedgerows of hawthorn, blackthorn, holly, hazel, wild privet and field maple.*
- *Tree cover: Significant ancient semi-natural woodland with large, irregularly shaped woodlands and wooded streamlines often forming an interlocking pattern with surrounding, thickly hedged fields and traditional orchards.*
- *Topography: Undulating, in places steeply sloping, rising locally towards the Malvern Hills.*

Domestic buildings

- *Dominant local character: Simple, 17th to 18th century timber framed cottages, many with 18th or 19th century alterations and larger red brick buildings of two storeys.*
- *Recent building additions: Some post-war development of red or brown brick.*
- *Significant features: Large, external brick or stone chimney breasts, sometimes with a bread oven.*
- *Materials: Timber frame buildings, red brick, limestone and some Farmstead and agricultural buildings*
- *Dominant local plan type: Loose and regular courtyard plan types with some linear farmsteads.*
- *Dominant local character: 17th to 18th farmhouses, many altered or extended and later, larger farmhouses. Smallholdings, some enlarged, and isolated farm buildings are common.*
- *Significant features: Oast houses are present in this landscape. Farmhouses often have large exterior chimney breasts.*
- *Materials: Early farmhouses are timber framed, later are red brick. Many farmhouses built on a plinth of red brick or rubble stone. Farm buildings vary with timber framing, stone, red brick and weather boarding, Malvern stone.*

Colour

- 6.5.5 Choice of colour for new development should be informed by an appreciation of local character and traditions. The local landscape and the significance of short and long distance views of the development should be key considerations. The aim is to integrate new buildings into the landscape in a way that benefits both the landscape and the built form. As a

general rule new development should not set out to be too prominent in the AONB landscape. Garish and reflective colours should be avoided with preference being given to natural, muted tones. The AONB Partnership's 'Guidance on the Selection and Use of Colour in Development' and the palette for the 'High Hills and Slopes', 'Principal Wooded Hills' and 'Principal Timbered Farmlands', see below, should be followed.

High Hills and Slopes

Developed palette

How to read this palette

Identify the relevant material within the groups on the left-hand side of the palette. These groups contain horizontal rows of eight colours each. It is from one of these that you will select your colour scheme.

Select one colour from the first set of three columns (labelled INTEGRATION A, B, C) within your chosen group. These colours are used to integrate prominent elevations into the landscape. Use for main walls. Integration colours can also be used for roofing if this is a prominent feature of your design.

Read across to the right on the same row. The next two colours are a neutral grey and a tinted (coloured) grey. Choose a grey to create a transition in your building frontage, e.g. between an original building and a contemporary extension, if this is needed. The neutral grey has a close tonal relationship with the selected integration colour. If you cannot find your preferred building material in the precise integration colour you have selected then use the tonality of the neutral grey to help choose another colour of the same tone.

Select one colour from the second set of three columns. These are accent colours, used for details such as windows and doors etc. They are paired with the integration colours A-A, B-B, C-C. These pairings are recommended, however another accent colour from within the building material group may be preferred. These colours tend to be either lighter or more intense than the integration colours, and should be used sparingly.

	INTEGRATION			NEUTRAL		TINT			CONTRAST ACCENT		
	A	B	C			A	B	C			
RENDER, MASONRY PAINT	53010-Y30R	53005-Y30R	52010-Y30R	52000-N	52002-Y	52005-Y20R	52005-CB0Y	52005-Y30R			
	53010-G70Y	53020-Y40R	52020-Y	52000-N	52502-Y	52020-R70B	52010-C40Y	52502-Y			
	54000-Y30R	54010-G90Y	54020-G70Y	54000-N	54502-G	53005-R20B	52010-C90Y	53005-CB0Y			
BRICK, STONE	53030-Y60R	54030-Y50R	54030-Y60R	54000-N	54502-Y	53005-B20G	53005-C50Y	52005-Y60R			
	55010-Y50R	56005-Y30R	56005-Y80R	55500-N	55505-Y	53005-Y50R	52005-B20G	54005-CB0Y			
TIMBER, FIBRE CEMENT	55020-Y70R	56010-Y10R	57010-Y50R	55500-N	55502-Y	53010-G70Y	52502-B	54005-Y30R			
	56010-Y50R	56010-R10R	56010-G90Y	56000-N	56502-R	54005-R50B	54502-R	54010-G90Y			
METAL SHEET, SLATE	57005-R50B	57010-G90Y	57005-Y80R	57000-N	57502-R	55005-C50Y	55005-RB0B	55005-YB0R			
	57005-RB0B	58005-Y30R	58005-YB0R	57500-N	57502-Y	55005-R50B	56005-B20G	56005-BB0G			

Principal Wooded Hills and Principal Timbered Farmlands

Developed palette

How to read this palette

Identify the relevant material within the groups on the left-hand side of the palette. These groups contain horizontal rows of eight colours each. It is from one of these that you will select your colour scheme.

Select one colour from the first set of three columns (labelled INTEGRATION A, B, C) within your chosen group. These colours are used to integrate prominent elevations into the landscape. Use for main walls.

Integration colours can also be used for roofing if this is a prominent feature of your design.

Read across to the right on the same row. The next two colours are a neutral grey and a tinted (coloured) grey. Choose a grey to create a transition in your building frontage, e.g. between an original building and a contemporary extension, if this is needed. The neutral grey has a close tonal relationship with the selected integration colour. If you cannot find your preferred building material in the precise integration colour you have selected then use the tonality of the neutral grey to help choose another colour of the same tone.

Select one colour from the second set of three columns. These are accent colours, used for details such as windows and doors etc. They are paired with the integration colours A-A, B-B, C-C. These pairings are recommended, however another accent colour from within the building material group may be preferred. These colours tend to be either lighter or more intense than the integration colours, and should be used sparingly.

	INTEGRATION			NEUTRAL	TINT	CONTRAST ACCENT		
RENDER, MASONRY PAINT	A	B	C			A	B	C
	51010-G90Y	52010-Y30R	52020-Y20R	51500-N	51502-Y	51010-Y	51010-Y30R	52010-Y20R
	53010-Y10R	53010-Y30R	54010-G70Y	53000-N	53502-Y	53005-B20G	53005-Y30R	53010-G70Y
	53010-G80Y	54010-G50Y	55005-G80Y	54000-N	54502-Y	53005-G80Y	54005-R50B	52005-R50B
BRICK, STONE								
	54020-Y30R	53020-Y50R	54030-Y50R	54000-N	54502-Y	53005-B20G	53005-Y50R	54010-Y50R
	55010-Y10R	54020-G80Y	56005-Y20R	55000-N	55502-Y	53005-G80Y	54005-Y80R	54005-G80Y
TIMBER, FIBRE CEMENT								
	56020-Y	56010-G70Y	55020-Y80R	55500-N	55502-Y	54010-Y10R	54005-Y50R	54005-B80G
	56010-Y90R	56010-Y30R	57005-Y20R	56000-N	56502-Y	54005-Y20R	54010-G70Y	55005-B20G
METAL SHEET								
	57010-G90Y	57020-Y20R	57010-Y10R	57000-N	57502-Y	55010-G90Y	55005-Y20R	55005-B80B
	58005-G20Y	58010-Y90R	58005-Y80R	58000-N	58502-Y	56005-Y80R	56005-G20Y	56005-G80Y

Materials

6.5.6 Local building materials make a strong contribution to local landscape character. As a result of the varied landscape a variety of local materials have been used often within the same development, including timber frames with wattle and daub or brick infill, traditional local red brick, Malvern stone, limestone and sandstone. Contemporary materials may also be acceptable provided their colour, texture and other properties are appropriate to the area.

Draft Policy CD4 General Design Principles for Development in the Wider Countryside

Development proposals in the wider countryside of Colwall are required to respond positively to the following design principles relevant to each local landscape character type:

Principal Timbered Farmlands

1. The clustered settlement pattern with unsettled land between should be maintained, and buildings should be set back from the road in their own grounds.
2. New domestic development, alterations and conversions should respect the simple character in design, materials and massing.

3. The Principal Timbered Farmlands palette should be used to inform colour choices.
4. New agricultural buildings should enhance the diverse built character. Historic features such as hop kilns and timber framed barns should be retained.
5. The characteristic mixed species hedgerows and buildings set among a backdrop of native trees including oak, hazel and birch should be maintained and enhanced. Boundaries should normally comprise thick, mixed species native hedgerows, or stone walls in the more settled areas. All mature and veteran trees should be retained, wherever possible.
6. Development should enhance or be complementary to the characteristic mix of materials including timber, red brick and limestone, for example by including a red brick chimney or a stone extension on a timber-framed building or including a stone plinth on a red brick building.
7. Designs should respect the dominant local character by protecting and creatively enhancing local characteristics such as large exterior

chimneys, bread oven projections, or steeply pitched roofs.

High Hills and Slopes

8. The unsettled character of the landscape should be maintained.
9. Buildings should not detract from, or dominate, views to and from the Malvern Hills.
10. New buildings should creatively reflect and complement locally characteristic domestic buildings. Development should relate to the steeply sloping landform and topography by extending storeys down or up the slope.
11. New agricultural development is not normally appropriate in this landscape. Instead alteration of existing buildings is encouraged or sensitive replacement of a building that has become neglected and disused.
12. Where boundaries are required a low Malvern stone wall may be provided.
13. Materials should include or be complementary to the characteristic use of red brick, Malvern stone or timber framing. Malvern stone is preferred, where available or other appropriate quarried

stone such as from the Forest of Dean. Materials should be non-reflective and should not impact on views.

14. The High Hills and Slopes palette should be used to inform colour choices.
15. Ornamentation on buildings should be limited in this landscape where simple and unadorned buildings are characteristic.

Principal Wooded Hills

16. The sparsely settled and wooded character of the landscape should be maintained. Development on ridgelines should be avoided.
17. Ancient woodland and mature trees should be retained.
18. New development, alterations and conversions should respect the characteristic simple plan form and small scale of no more than two storeys.
19. The scale and agricultural character of smallholdings and isolated farm buildings should be maintained and enhanced. New tracks, roads or cabling are not generally appropriate.

20. The characteristic tall, mixed species hedgerows and the wooded character of this landscape should be maintained and enhanced by planting native tree species in gardens.

21. Development should enhance or be complementary to the characteristic mix of local materials including timber, limestone and handmade red brick.

22. The Principal Wooded Hills palette should be used to inform colour choices. Mellow cream/yellow colours are often appropriate for the infill on timber framed buildings.

23. Where applicable, the dominant character of local domestic buildings, such as stone/brick plinths and external chimney breasts, should be reflected in new development.

In all areas external lighting should be kept to a minimum in all development to minimise impacts on dark skies. New lighting should minimise light spillage into adjoining areas and the sky. Schemes should demonstrate good practice, such as using low energy bulbs, directing lighting downwards, keeping lighting low to the ground and fitting hoods or shields to minimise light spillage. Motion sensors should be used to avoid permanently lit outside lights.

Farmsteads and Agricultural Buildings

6.5.7 The Malvern Hills AONB Building Design Guide provides detailed information about local farmsteads and agricultural buildings, some of which is provided below:

“A farmstead comprises a farmhouse and the working buildings of a farm. Some farms also have additional field barns or outfarms sited away from the farmstead. Significant traditional farmsteads and their buildings contribute to the local character and distinctiveness of the Malvern Hills AONB and have one or more of the following:

- *Traditional farm buildings with a locally distinctive architectural form and character, constructed using local building materials.*
- *Traditional groups, where the historic buildings and spaces relate to each other.*
- *Legible settings, existing as part of the landscapes and settlements within which they developed.*

Malvern’s farmsteads include a variety of building types, the largest and most distinctive being threshing barns for storing and processing the harvested corn, and hop kilns for drying and storing hops. Granaries, stables and cider houses, often combined into multi-functional ranges, and housing for cattle are also typical. Farmsteads are smaller and more numerous in the Suckley Hills to the north and larger in the estate lands to the south.

The key farmstead plan types in the Colwall area are:

- *Loose courtyard farmsteads, mostly small in scale, with detached working buildings to one or two sides of the yard.*
- *Some medium- to large-scale regular courtyard farmsteads, mostly U-shaped and including some multi-yard plans.*
- *Linear plans where the house and working buildings are attached and in-line. By the late 19th century many of these had been absorbed into larger farms and are now very rare.*

These plan types have all developed within their farmed landscapes (see summary in Landscape and Setting), including as illustrated below:

- *On the edges of settlements where fields were enclosed from medieval strips and may retain their curved profiles.*
- *Within blocks of enclosed land intermixed with open commons.*
- *Large farmsteads within fields that have been enlarged and reorganised over time.*

Development or change to farm buildings should be based on an understanding of the entire farmstead and its relationship with the landscape. This understanding should be developed before any design or planning for change commences. Change should seek to reinforce and strengthen the relationship of the farmsteads with the landscape and the agricultural character of buildings.”

Draft Policy CD5 Farmsteads

- 1. Development proposals are required to include assessment of the significance of the farmstead in the landscape, including identification of any important views into and out of the farmstead. New buildings should not block these views.**
- 2. Development must demonstrate an understanding of the relationship of different existing buildings to each other. Schemes should consider where there are spaces and opportunities for new buildings or alterations to reinforce the character of the farmstead, and use appropriate materials, colours, scale, massing and design.**
- 3. Designs should consider the spaces and gaps between buildings (the yards and routeways), and how these relate to the group of buildings and wider landscape.**
- 4. Development proposals are required to record the character of buildings before changes occur to ensure future work can be informed by historical character and not by redevelopment works. It is important to record and retain historical features internally and externally such as doors and windows, open interiors, roof trusses, and floor surfaces and structures.**
- 5. Designs must consider the potential to reinstate missing elements that may maintain or enhance the**

character and significance of the group. This does not mean replicating lost buildings but using an understanding of farmstead character to inform new design. Different opportunities or constraints may be offered by the plan form and the level of change.

6. Proposals which introduce a new building to secure the future of highly significant buildings, or other traditional buildings, within a group will be supported, subject to other criteria in this policy.
7. Development will be required to use materials of appropriate quality such as traditional building materials and / or salvage materials from appropriate sources.
8. Shelterbelts should be sited to protect and mitigate against the effects of cold winds, where these are acceptable in landscape terms.
9. Site layout, building design and materials must be used to help minimise fuel costs and reduce carbon emissions at source. South-facing frontages with the longest face within 30 degrees of south – ideally facing south-east – can often be achieved, as many historic farmsteads tended to face south to maximise the sun.
10. Consideration should be given to the potential for micro-generation, combining available technologies.

It may also be appropriate to deliver building-integrated and free-standing technologies including solar and water power, use of biomass crops, geo-thermal sources and air-source heating and cooling.

11. New development within a farmstead must consider where new buildings can fit in relation to the characteristic plan type.
12. Where proposals include alterations, conversions and extensions of existing farm buildings the separate characters of domestic and working buildings should be retained. Working buildings have a simpler form and fewer openings (particularly windows, although there may be ventilation holes). The agricultural character should be retained. Decorative elements should not be introduced; these erode the functional and simple character of buildings while introducing suburbanising or residential elements.
13. Drains and gutters should be dark, discrete and minimal, unless traditional colours associated with the estates or local area are characteristic.
14. Creation of new openings should be avoided. Careful internal planning and design can help introduce and 'borrow' natural light. Where new openings are essential, prominent elevations should be avoided and openings placed on the least sensitive elevation in terms of the character of the farm building.

15. The use of roof lights must be minimised; where used they should be positioned on the least sensitive roof slopes in terms of views to the farmstead. Steel framed roof lights set flush to the plane of the roof are often most appropriate.

16. Alterations and extensions must use traditional materials where possible. New materials may be used where they are of suitable high quality to ensure durability and sustainability. Where new materials are introduced to a historic farm building they should match or, complement existing materials in colour, size and shape. The use of contrasting materials will generally be inappropriate. The colour palette appropriate to the landscape area within which the development is sited should be used to inform colour choice.

17. When converting farm buildings, particularly to residential use, private areas such as gardens need to be carefully sited and contained, particularly in relation to public views and the surrounding landscape. Landscaping / planting schemes should be appropriate and informed by native and locally characteristic species. This will help prevent residential or suburbanising features from being introduced into the landscape and will also ensure privacy.

18. There is often no hard boundary definition between farm buildings and the landscape. Where this is the case new buildings and extensions should follow this characteristic.

Agricultural Buildings

6.5.8 There is an economic need for new agricultural development as a result of changes to farming practices and conversions of traditional barns and outbuildings to residential and other uses. Modern farm buildings are often of a large scale and can have a major, sometimes industrial, impact on the landscape. It is important in this highly sensitive area, design and siting of new agricultural buildings is considered carefully to ensure buildings are successfully accommodated into their setting.

Draft Policy CD6 New Agricultural Buildings

- 1. Wherever possible new agricultural buildings should be appropriately located in or adjacent to existing farmsteads / other farm buildings. In this case, they must not dominate the existing farmstead; instead, respect for the existing farmstead plan type must always be maintained.**
- 2. The style, scale, massing and siting of any new building must respect and be complementary to local landscape character and should not cause**

(significant?) adverse effects on visual to ensure new buildings reflect other farm buildings and do not dominate the group, and so erode the group's contribution to landscape character.

- 3. The visual impact of a larger building should be limited by the use of a series of shorter span portal frames to reduce elevations and create a lower roof height than a single span roof.**
- 4. Consideration should be given to constructing two smaller buildings rather than one large building, particularly where the topography is steeply sloping and there is limited space for development.**
- 5. The scale and mass of larger buildings should be broken up by setting back or projecting some sections of the building or by stepping the roofline. Overhanging eaves are encouraged to create a shadow line, making buildings appear smaller than they are.**
- 6. When building on sloping ground, buildings should be constructed on lower rather than higher slopes, and on a break in the slope. This reduces both the visual impact and the need for earth movements and alterations in land form.**

- 7. Landscaping schemes should include a backdrop of mature trees or hills to reduce the building's visual significant adverse effects on visual amenity.**
- 8. Traditional materials such as stone, timber and traditional brick are characteristic in the landscape and must be used wherever possible. Where the use of traditional materials is not economic it is important to ensure any new materials are appropriate for the local landscape.**
- 9. Non-reflective materials or matt paints must be used to reduce the visual impact of agricultural buildings in the landscape. Colours should be informed by the appropriate colour palette, including adjoining buildings, and should help a new building to integrate rather than to stand out in the environment. Although farmhouses are sometimes painted white it is generally not appropriate to paint agricultural buildings white.**
- 10. On new agricultural buildings, the use of many materials or colours on one building has a negative visual impact, affecting the unity of the building. Similarly, the use of one type of material or colour creates the illusion of a larger building: a mix of two or three different materials and complementary colours is usually preferable.**

11. Where new agricultural buildings comprise two different courses, concrete blocks on lower courses could be rendered or painted an appropriate colour to blend with surrounding buildings (generally warm but muted, earthy tones). Pre-cast concrete constructions can be dyed an appropriate colour to match the stone on surrounding buildings.

12. When different materials are used on the same building they should not be proportioned evenly: using different proportions of colours and materials will further reduce the apparent size of buildings in the landscape.

13. Using darker colours on roofs than on walls makes a building appear smaller. Dark roofs, however, may increase heat absorption and would require additional ventilation for housing livestock. An exception to this is if a building has to be located against a skyline; it would then be more appropriate to use a lighter colour for roofing, which would blend more with the colour of the sky.

14. Use of timber boarding is encouraged as it provides excellent natural ventilation for new agricultural buildings and it may be possible to source this locally.

Poly-tunnels

6.5.9 The development of large poly-tunnels can have an adverse impact on people's enjoyment of the countryside and the landscape in its own right, and are likely to require consideration of a range of other planning related matters including residential amenity, flooding and water management, biodiversity, public rights of way and archaeology. Large scale poly-tunnel developments may also be accompanied by the need for temporary workers' accommodation and lead to increased traffic on local highways. Herefordshire Council has an adopted Polytunnels SPD and this has been used to inform the content of the Policy CD11 below.

Draft Policy CD7 Poly-tunnels

- 1. Any proposals for new poly-tunnels which require planning consent will be required to take into consideration any adverse impact on locally and nationally significant landscapes, views and habitats and to demonstrate provision of suitable measures for mitigation.**
- 2. Development proposals should give careful consideration to noise, odour and light, which might be detrimental to the enjoyment of the area by neighbouring residents. Light pollution should be minimised wherever possible and security lighting should be appropriate, unobtrusive and energy efficient.**

- 3. Development proposals should protect or lessen any impacts on protected species and habitats and the creation, restoration and enhancement of local habitats will be encouraged as part of landscaping schemes.**
- 4. Poly-tunnels will only be supported in fields and on agricultural holdings which are not highly visible from the Malvern Hills and other key view points in the plan area and which would not cause significant adverse effects on local landscape character and visual amenity. Landscaping schemes to mitigate the effect of poly tunnel development must be appropriate to local landscape character.**
- 5. Poly-tunnel developments that adversely affect the setting of listed buildings, scheduled monuments, registered or unregistered historic parks and gardens or other local heritage assets will not be permitted.**
- 6. Poly-tunnels should be sited so that they do not have an unacceptable adverse impact on the amenity of residents of nearby dwellings.**
- 7. Applicants will be required to demonstrate that the vehicular means of access and local highway network (in terms of design and capacity) are adequate to cater for increases in traffic generation in terms of numbers and types of vehicles.**

- 8. Poly-tunnels will not be permitted on sites within the fluvial floodplain i.e. Flood Zone 3.**

The above Draft Neighbourhood Plan Policies are supported by the following Herefordshire local planning policies:

Herefordshire Local Plan – Core Strategy 2011-2031

- SS1 Presumption in favour of sustainable development
- SS6 Environmental quality and local distinctiveness
- RA1 Rural housing distribution
- RA2 Housing in settlements outside Hereford and the market towns
- RA3 Herefordshire’s countryside
- RA4 Agricultural, forestry and rural enterprise dwellings
- RA5 Re-use of rural buildings
- RA6 Rural economy
- H2 Rural Exception Sites
- LD1 Landscape and townscape
- LD2 Biodiversity and geodiversity
- LD3 Green infrastructure
- LD4 Historical environment and heritage assets
- SD1 Sustainable design and environmental efficiency

6.6 Providing a Mix of Housing

AIMS

Aim 8. To sustain the vitality, health and safety of the community.

Aim 9. To allow young people, disabled, elderly and infirm residents the opportunity of remaining part of the community by providing a mix of housing.

6.6.1 There is a need to ensure new housing developments provide an appropriate mix of sizes, styles and tenures. The 2011 Census figures showed 25.4% of residents are retired and 29.7% of Colwall residents are aged over 65 years. The feedback from the community consultation in March 2013 showed local people would like to see greater provision of smaller units (1, 2 and 3 bedroomed properties) in new developments. Smaller properties should help to attract first time buyers and young families to help support the future viability of the village and its services. Provision of suitable housing for older residents should encourage older people to downsize whilst allowing them to remain within their local community with all its established support networks. In turn this should help to bring existing under-occupied larger properties onto the housing market.

6.6.2 A Study of the Housing and Support Needs of Older People in Herefordshire,¹⁶ identified there is a need to re-balance the general needs housing market across Herefordshire to ensure an adequate supply and wider housing choice for the ageing population. This should be undertaken by developing non-specialist general needs two and three bedroom houses, flats and bungalows for rent and sale that meet lifetime homes standards, across all areas of the county in line with the Local Housing Market Assessment (LHMA) and the Local Housing Requirements Study (these will be of equal benefit to older people, people or families with disabilities and young families) and encouraging mixed developments to balance the market, meet the needs of older people and create genuine lifetime communities.

6.6.3 The Modifications to the Herefordshire Local Plan Core Strategy proposed inserting a threshold target of more than 50 dwellings before developers would be expected to provide a suitable range of housing. However this scale of development on single sites is unlikely to take place within Colwall, where development opportunities are constrained by the settlement boundary and landscape sensitivity associated with the AONB.

6.6.4 However Local Plan Core Strategy Policy RA2 advises that; *“Housing proposals will be permitted where the following criteria are met: ... 4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.”*

¹⁶ A Study of the Housing and Support Needs of Older People in Herefordshire, 2012, Peter Fletcher Assocs and Arc48

https://www.herefordshire.gov.uk/media/1740855/Housing_older_people_study_final_report.pdf

- 6.6.5 Therefore the NDP proposed new developments should incorporate a mix of properties in terms of size and tenure on smaller sites in Colwall in order to meet the changing needs of residents, and particularly the needs of younger and older people.

Draft Policy CH1 Range and Mix of Housing

Residential development should contribute towards a range and mix of housing to support balanced and inclusive communities in Colwall. In particular, developers will be expected to:

- 1. Provide a range of house types and sizes to meet the needs of all households, including younger single people;**
- 2. Provide housing capable of being adapted for people in the community with additional needs; and**
- 3. Provide housing capable of meeting the specific needs of the elderly population by:**
 - providing specialist accommodation for older people in suitable locations;**
 - ensuring non-specialist new housing is built to take account of the changing needs of an ageing population;**
 - ensuring developments contain a range of house types, including where appropriate, bungalow accommodation.**

The latest Local Housing Market Assessment will provide evidence of the need for an appropriate mix and range of housing types and sizes.

Self-build schemes will be encouraged.

The above Draft Neighbourhood Plan Policy is supported by the following Herefordshire local planning policies:

Herefordshire Local Plan – Core Strategy 2011-2031

- SS1 Presumption in favour of sustainable development
- H1 Affordable housing – thresholds and targets
- H3 Ensuring an appropriate range and mix of housing

6.7 Protecting Local Facilities and Services and Supporting Sports and Recreation Development

AIMS

Aim 8. To sustain the vitality, health and safety of the community.

Aim 10. To preserve the sustainability of the area by retaining and, if possible, enhancing local services and facilities.

Local Facilities

6.7.1 Colwall's services and facilities are concentrated in and around the village centre. Whilst the range of shops and services in Colwall village has eroded over a number of years, those that remain still provide a nucleus in the village centre which is highly valued by local residents and which contributes significantly to the sustainability of Colwall and to its community life. Numerous consultation exercises with local residents have revealed the importance of local shops and a desire for additional retail services in the village.

Draft Policy CF1 Supporting A Range of Goods and Services in the Village Centre

Proposals for new retail and service facilities which enhance the vitality and viability of the existing village centre will be supported, particularly where the new development would support the provision of specialist and small scale every day retail and independent shopping facilities.

Proposals for new retail and service facilities must:


1. Be located in a sustainable location, within or adjoining existing shops and services and with good accessibility to public transport facilities; and
2. Be of a high quality of design which responds to the special qualities and context of the site; and
3. Contribute positively to the local landscape character.

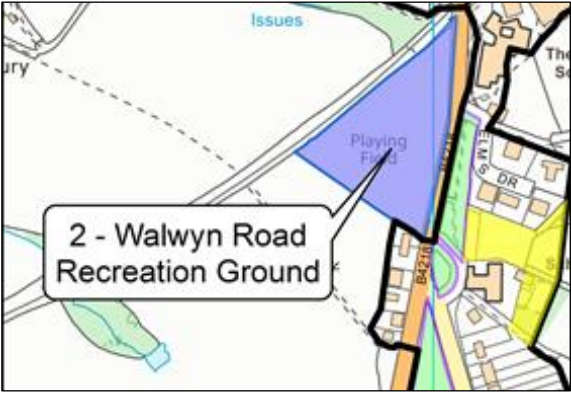
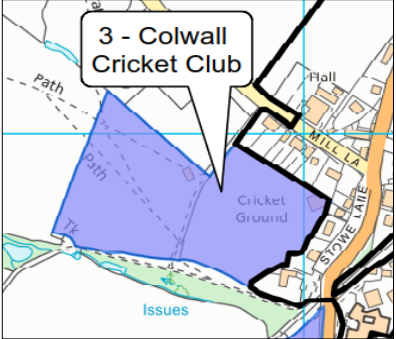
Changes of use of local retail premises to mixed offices and residential accommodation are considered acceptable, but loss of retail premises to wholly residential use will be resisted.

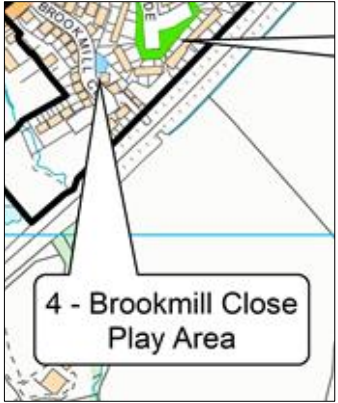
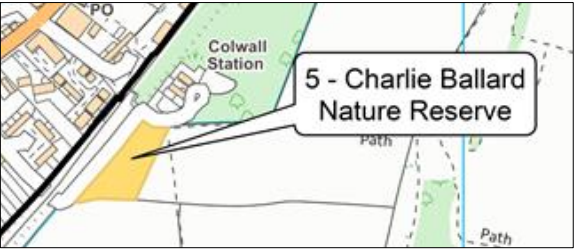
Where proposals are for change of use to residential use, applicants must demonstrate that all possible options for retaining local shops and services, including integrated provision, have been explored.

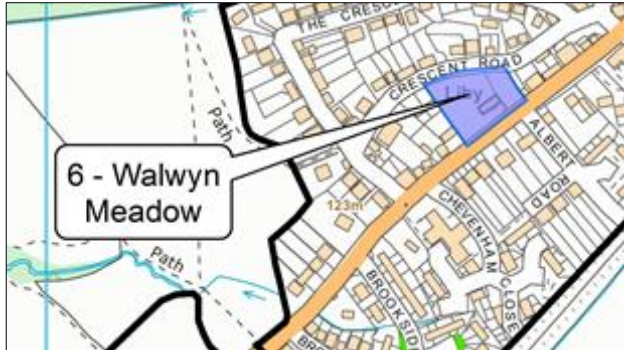

- 6.7.2 In common with Herefordshire generally, Colwall has a higher than average proportion of older residents. However, unlike some other areas of the county it also contains significant numbers of residents in other age groups. The consultation in March 2013 showed local people are keen to ensure the residential community continues to be mixed in terms of its age structure, and are particularly supportive of facilities which are needed for young people.
- 6.7.3 Existing community facilities in the village include a well-used village hall, the Colwall Village Garden, primary school, football and cricket pitches, children’s play area etc. These facilities are highly valued by local people; they add to the strong sense of local community and contribute to quality of life, health and well-being. The Parish Plan identified there was demand for a range of facilities including a skateboard park, a field, youth sport / social centre and more space for ball games. Provision of new facilities is therefore supported in the Neighbourhood Plan. Existing open spaces, sports and recreation facilities are protected in the Herefordshire Local Plan Core Strategy Policy OS3 and are identified in Map 5 Policies Map.
- 6.7.4 The proposal for a new primary school in the village may offer opportunities for provision of new and improved facilities, which may be shared with the local community. It is important that any proposals are designed and sited carefully to minimise any adverse impacts on the landscape character of Colwall.
- 6.7.5 Table 2 lists and provides further information about the sports facilities, recreation and play areas and other open spaces in Colwall.



Table 2 Sports Facilities, Recreation Areas and Open Spaces in Colwall (Including Map Extracts from Map 5 Policies Map)


1	Colwall Green	<p>Colwall Green open spaces consist of 3 areas of open land registered as Village Green under the Commons Registration Act in 1967. It is managed by the Malvern Hills Conservators under the various Malvern Hills Acts</p> <p>The main triangle has a small open play area and part allowed to return to the wild to encourage the growth of wild plants and sedge grasses, notably Purple Vetch and Birdsfoot Trefoil which are important food plants for several species of butterfly and insect. The areas are used for educational projects by the local schools.</p> 
2	Walwyn Road	<p>The Walwyn Road Green space is used mainly as a recreation area. The local football club maintains a pitch during the sports season and land is open to</p>

	<p>Recreation Ground</p>	<p>parishioners to use as a local space. The outlying areas are allowed to return to the wild to encourage the growth of wild plants and sedge grasses.</p>  <p>A map showing the location of Walwyn Road Recreation Ground. A blue-shaded area is labeled 'Playing Field' and '2 - Walwyn Road Recreation Ground'. The map includes labels for 'Issues', 'The St', 'DR', and 'B37'.</p>
<p>3</p>	<p>Colwall Cricket Club</p>	<p>The club was formed in 1872 and added a second, adjacent ground shortly before the millennium. It fields 4 senior teams, social cricket junior teams as well as softball sessions for primary school children and hosting County matches and other social events.</p> <p>It is a vibrant, forward looking club with a distinguished history and a bright future.</p>  <p>A map showing the location of Colwall Cricket Club. A blue-shaded area is labeled 'Cricket Ground' and '3 - Colwall Cricket Club'. The map includes labels for 'Path', 'Fall', 'MILL A', 'STONE LATE', 'Issues', and 'The'.</p>

<p>4</p>	<p>Brookmill Close</p>	<p>Brookmill Close is a small green space containing a play area and equipment for small children. Originally provided as part of the Brookmill Close housing development.</p>  <p>A map showing the location of Brookmill Close Play Area. A green-shaded area is labeled '4 - Brookmill Close Play Area'. The map includes labels for 'BROOKMILL CLOSE' and 'm'.</p>
<p>5</p>	<p>Charlie Ballard Nature Reserve</p>	<p>Created on the site of the old village bowling green and tennis courts which fell out of use. The site of about 1.5 acres, had reverted to nature and in 1993, the Executors of Charles Ballard donated the site to the Parish Council so that a nature reserve could be created which, benefits the environment and used by the village and its schools as a field study area.</p>  <p>A map showing the location of Charlie Ballard Nature Reserve. A yellow-shaded area is labeled '5 - Charlie Ballard Nature Reserve'. The map includes labels for 'PO', 'Colwall Station', 'Path', and 'Path'.</p>

6	Walwyn Meadow	<p>Play area including equipment in the grounds of the library.</p> 
7	Colwall Village Garden	<p>The Village Garden includes the Community Orchard, the village allotments, run by the Colwall Allotment Association, an Old Packing Shed which acts as the headquarters and store, a parking area and children's' play area.</p> 

8	Orlin Road	<p>Orlin Road open space - consists of a Meadow and Recreation area. The recreation equipment funding was originally raised by public subscription and has since been overseen by the Parish Council, which replaced the equipment recently, including a zip wire.</p> 
9	Downs School playing fields	<p>Recreational area for the school used for cricket and other outdoor activities.</p> 

10	Allens Meadow Upper Colwall	<p>A small recreation area consisting of a set swings suitable for small children. It is not a designated area.</p> <p>(NB Although we have an overview this area is controlled by MHC)</p> 
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Draft Policy CF2 Recreation Facilities and Open Spaces

Open Spaces, existing recreation areas and sports facilities as shown on Map 5 Policies Map, and Map extracts in Table 2, are protected as public open spaces.

These are:

1. Colwall Green
2. Walwyn Road Recreation Ground
3. Colwall Cricket Club
4. Brookmill Close
5. Walwyn Meadow
6. Walwyn Meadow

7. Colwall Village Garden
8. Orlin Road
9. Downs School playing fields
10. Allens Meadow Upper Colwall

New development for sports and recreation facilities including pitches, club houses and changing rooms, and improvements to existing facilities, will be supported where:

1. Facilities are designed in a way that is sensitive to local landscape character – see design policies in Section 6.2 above.
2. Facilities are integrated into the landscape through tree or hedgerow planting, appropriate surfacing and boundary treatment.
3. The impact of any flood lighting on the surrounding landscape is minimised. Schemes must demonstrate good practice, such as using low energy bulbs, directing lighting downwards, keeping lighting low to the ground and fitting hoods or shields to minimise light spillage.

Local Green Space

6.7.6 The NPPF allows communities to protect significant local green space:

Para 76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas

of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

Para 77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- *where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land.*

Para 78. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

6.7.7 One candidate Local Green Space has been identified at Brookside. This is shown on Map 5 Proposals Map and on a larger scale Extract in the Policy. It is protected in Draft Policy CF3.

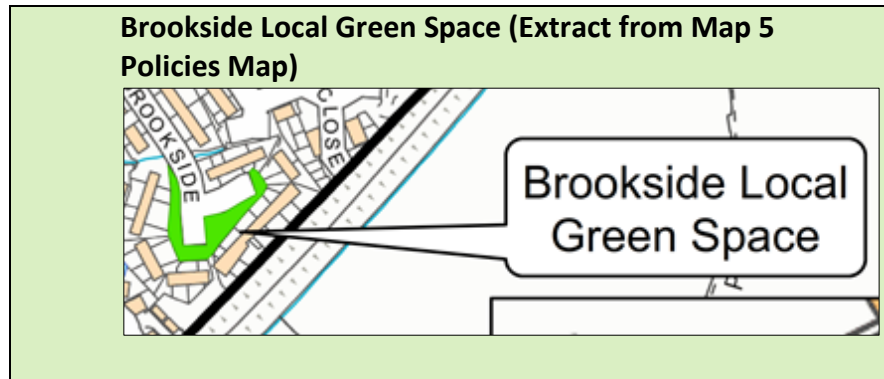
Justification for Brookside as a Local Green Space

Close Proximity to the Community it Serves	The Brookside green Triangle has been in existence since the surrounding development was created in the 1950s.
Demonstrably Special to the Community	It has always been accepted as an open space of value to the residents in the area as it creates a pleasant and useful ‘green lung’ within the development and more important is the fact that it creates a safe recreation area for small children as it is always within view of the residents who border the Green. Encroachment of the Triangle by parking or any other means should be resisted.
Local in Character	The area is relatively small and contained and could not be considered to be an open tract of land.

Draft Policy CF3 Local Green Space

The area at Brookside identified on Map 5 Policies Map is allocated as a Local Green Space.

Development which is not consistent with the role and character of this area a Local Green Space will only be permitted in very special circumstances.



The above Draft Neighbourhood Plan Policies are supported by the following Herefordshire local planning policies:

Herefordshire Local Plan – Core Strategy 2011-2031

- SS1 Presumption in favour of sustainable development
- SC1 Social and community facilities
- OS3 Loss of open space, sports or recreation facilities.

6.8 Renewable Energy

AIMS

Aim 11. To support appropriate renewable energy schemes as part of Colwall's contribution towards a low carbon future and tackling climate change.

- 6.8.1 Development that uses fossil fuels, rather than renewable energy, contributes towards climate change. The Neighbourhood Plan recognises Colwall's role in supporting low carbon alternatives through renewable energy schemes, as well as promoting sustainable design and energy efficiency in buildings in the design policies above.
- 6.8.2 However there is a need to recognise the location of the Parish within the Malvern Hills AONB, and to promote schemes which have a minimal impact on this special landscape. Large scale wind energy schemes are not considered to be appropriate in Colwall due to its location in the AONB. Paragraph 115 of the NPPF sets out that *"Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty."*

Draft Policy CRE1 - Renewable Energy Schemes

Small scale renewable energy schemes and community energy schemes will be supported in Colwall where there is no adverse impact on landscape character and built heritage.

Solar schemes must use dull, non-reflective darker options without reflective frames / grids as these can be integrated more successfully into the landscape. The siting of solar panels should be carefully considered taking into account views of the scheme from shorter and longer distances, and from higher ground. Where roof mounted panels are likely to have a negative impact on landscape a ground level installation is preferable. The use of solar panels such as solar slates, solar glass etc as a building material is encouraged where this would be appropriate to local landscape character.

Large scale commercial wind turbine schemes are not considered appropriate in Colwall and will not be supported.

New development will be encouraged to incorporate low carbon energy technologies where this would be in keeping with local landscape character.

The above Draft Neighbourhood Plan Policy is supported by the following Herefordshire local planning policies:

Herefordshire Local Plan – Core Strategy 2011-2031

SS1 Presumption in favour of sustainable development

SD2 Renewable Energy LD1 Landscape and townscape.

7.0 Next Steps

- 7.1 The Colwall Draft Neighbourhood Development Plan has been published for formal consultation and comments until 18th March 2018.
- 7.2 This Draft Plan has been informed by the results of various informal public consultations including public meetings from 2013 to 2016.
- 7.3 The results of the formal consultation on the Draft Plan will be considered very carefully and used to inform any revisions to the Neighbourhood Plan, before it is submitted to Herefordshire Council later in 2016.
- 7.4 A Consultation Statement will be published alongside the Plan setting out how the representations received have been considered and used to influence and inform the content of the plan. A Basic Conditions Statement will also be prepared demonstrating how the plan meets the required basic conditions for a neighbourhood development plan.
- 7.5 Herefordshire Council will check the submitted Plan and then publish it for a further 6 weeks consultation (Regulation 16). Following this, the plan will be subjected to an Independent Examination by a jointly appointed Examiner, to consider whether the plan meets the basic conditions, and also any outstanding objections.
- 7.6 It is likely that the Examiner will recommend further (hopefully minor) changes, before the plan is subjected to a local Referendum. A straight majority vote (50% of turnout +1) of those on the Electoral Register will be required, before the Herefordshire Council may “make” the plan.
- 7.7 The Neighbourhood Development Plan for Colwall will then be used to help determine planning decisions in the Parish alongside Herefordshire Council policies in the Local Plan Core Strategy, and any other material considerations including the National Planning Policy Framework (NPPF).

Appendices

Appendix I Highway Design and Minimising Traffic Impacts

1. Part of the attractiveness of the area around Colwall is the apparent informality of its road network associated with its rural setting. Modern engineering features can detract from this character and it is important new roads and associated features, including street furniture, are designed and sited sensitively and only provided where absolutely necessary.
2. It is essential a balance is struck between responding to the volume of traffic, safety and the impact on the landscape. In Colwall Parish this requires three different design standards to be used to suit the particular circumstances. The A449 is a main route where the DMRB¹⁷ is appropriate; all other roads are minor in status and traffic flow, where the Malvern Hills AONB Guidance on Highway Design should be followed. Inside and adjacent to the settlement boundary the roads serve more purposes than just for through vehicles and form a 'place' in their own right where they should be designed to alter drivers' habits and redress the balance between vehicles and pedestrians. Here the techniques and philosophy contained in Traffic in Villages¹⁸ should prevail which is "If you want drivers to behave as in a village, make sure it feels like a village". (Hans Monderman 1945-2008¹⁹).
3. The roads in Colwall are poor with narrow carriageways, little or no verge, tight radii and limited forward visibility. Similarly,

¹⁷ Design Manual for Roads and Bridges, 2012
<https://www.gov.uk/guidance/standards-for-highways-online-resources>

¹⁸ Traffic in Villages, 2011 Urban Design Forum
<http://www.urbandesignforum.co.uk/forum/streets/237-traffic-villages-toolkit-communities.html>

- almost all junctions lack 'standard' visibility distances and most lack sufficient width for larger vehicles. Fortunately this is recognised by drivers and the injury accidents are low compared with the national average. Over the 10 years to 2015, more than one third of the injury accidents were on the short length of the A494 in the parish and another third involved only single vehicles. Only 3 accidents occurred inside the settlement boundary, all on Walwyn Road. This indicates that whilst the level of service is poor there are no safety issues that need to be addressed when siting small dispersed developments.
4. The whole of the Parish lies in the AONB and as with all development road improvements must respect the need to conserve and enhance the natural beauty of the area. (S85 CROW Act 2000).
5. The Parish Council will work with developers and Herefordshire Council to promote better highways design and to minimise traffic impacts associated with new development. The following principles have been prepared for the NDP and will be promoted by the Parish Council wherever possible. The principles should not be read as a planning policy but will be progressed as an Action for the Parish Council.

¹⁹ Hans Monderman <https://streetswithoutcars.wordpress.com/tag/hans-monderman/>

Action for the Parish Council

Working to Provide Better Highway Design in new Developments and To Minimise Traffic Impacts

The Parish Council will work with Herefordshire Council and developers to provide improved highway design in new developments and to minimise traffic impacts in Colwall.

The Parish Council will promote the following principles wherever possible.

Highway design in new developments should minimise visual impacts and encourage highways safety. Schemes should aim to provide an attractive and safe environment which encourages transport by means other than the private car and which supports pedestrians and cyclists.

The following design principles are encouraged wherever possible:

1. Schemes should take account of the existing character of the road and traffic flow and not over-specify, to avoid encouraging increases in speeds.
2. Interventions should be minimised and materials and colours used which are sympathetic to the landscape.
3. Signage should be minimised.

4. Use 'flag signs' to indicate side roads. Traditional finger posts and milestones should be retained wherever possible.
5. Signs and poles should be sited against a backdrop of hedges or trees to avoid breaking the skyline and be painted in appropriate colours to blend into the landscape and street scene.
6. Backboards should not be used unless it is demonstrated they are essential.
7. Public lighting should be limited to footway lighting, be white in colour and fully cut off to avoid light pollution. The use of bollards should be avoided.
8. Landscaping should include locally characteristic natural vegetation to enhance and soften new road schemes.
9. Road surfacing should use local stone. Yellow road markings should be narrow and colour No.310 (primrose) should be used.
10. New barriers and safety fences should only be erected where there is a proven need and timber clad barriers are preferred to reduce visual impact, especially in wooded landscapes. Passively safe posts should be used to avoid the need for vehicle restraint systems.

11. Kerbs should not be installed along rural roads unless there is an overriding specific safety need.

Within the Colwall Settlement Boundary highway works should;

12. Ensure the rural village character is retained to provide an attractive environment, usable by pedestrians and cyclists.

13. Endeavour to provide pedestrian and cyclist dedicated routes connected to existing footpath and cycle networks to maximise permeability

14. Assist the movement of pedestrians and cyclists at the expense of vehicles.

15. Change drivers' perceptions using psychological traffic calming such as road narrowing, changed junction priority, surface treatment, removal of white lines and signs, build-outs to clarify where parking is appropriate.

Appendix II Informal Community Engagement

1. Launch Event - Parish Meeting at the Colwall Village Hall, Mill Lane, Colwall on Wednesday 27th March 2013 at 7.30pm.

This event was widely advertised by Colwall Parish Council. 1,100 flyers were and delivered to households in the village advertising this public meeting. A further 200 flyers were available in the library and village shops. Individual invitations had been sent to landowners, businesses in the village and clerks from the neighbouring 8 parishes and notices and flyers were exhibited on the 4 public notice boards in the Parish and on the Parish Council website.

Councillor John Stock provided a detailed power point presentation which provided an overview of "Neighbourhood Development Plans".

Parishioners' Question Time

Q. Is there a time limit on taking up a Neighbourhood Plan and if you don't do you lose the right to have one?

A. Whilst the delivery of our Neighbourhood Plan will be dictated to by delivery of the Herefordshire Core Strategy (as our Neighbourhood Plan needs to dovetail into the Core Strategy), there is no time limit on when you can take up a Neighbourhood Plan, so long as the legislation exists.

Q. Is there a mechanism to change the Neighbourhood Plan once in place?

A. Once "adopted" any amendments would require a new Neighbourhood Plan, which would have to be accepted by a majority vote, it would then replace any former plan.

Q. Why is the Settlement boundary such a small % of the Parish Boundary?

A. The Settlement boundary denotes the areas of the village where development is currently permitted within the Parish Boundary.

Q. Is the 8th May deadline for response moveable?

A. Yes, if your organisation would like an extension of time to submit their proposal just let us know when you would like to reply by and we will confirm.

Q. Can development expand outside the Settlement boundary?

A. Because the whole of the Parish is within the Malvern Hills AONB we are afforded protection from AONB status which restricts development outside the Settlement boundary.

Q. Why is there no specific mention of the Conservation Area?

A. The Conservation Area is designated on the maps for the exhibition and its status will not be affected by the Neighbourhood Plan, in other words it will remain as it is unless there is a request to consider expanding this area,

Q. Is it possible to undertake this presentation at the school?

A. Yes, if you would like to submit a request to do so.

Q. If the Parish Plan is adopted will it be respected by the planning officers at Herefordshire Council or ignored as the Parish Council frequently has been in the past?

A. We believe it will be respected and the DCLG are aware this could be an issue for Neighbourhood Plans and will be monitoring the situation closely.

Q. What issues should we consider?

A. At this stage we do not want to state issues for your consideration other than the Settlement boundary. We want your ideas for developing the Parish.

Q. Are we set any parameters from the draft Core Strategy?

A. The Core Strategy will set a housing quota our housing market area (Ledbury) to which we have to contribute. However, we need to consider what is a reasonable housing strategy for the Parish that meets the needs of the community rather than a specific quota.

Q. Does the AONB have an opinion on the Neighbourhood Plan?

A. Yes, we are working closely with the AONB and one of their team is on the Neighbourhood Plan Working Group for Colwall. This is a partnership with the Malvern Hills AONB.

Q. Will the responses you receive be viewable?

A. It is our intention that questions and responses will be viewable on the website over time.

Q. What status will the Conservation Area have in the Neighbourhood Plan?

A. Its status will remain unchanged.

Q. Will the Neighbourhood Plan define the “nature of our community” such as dormitory village?

A. The Neighbourhood Plan is about how you want to develop the village in the future and if you wish this to be described then we can consider it.

Q. Is this a wish list for money/funding?

A. No this is about development not funding.

Statement – When considering defining affordable housing, please consider affordable market housing not just “social housing” to meet the needs of the community.

Q. Who will reconcile differences of opinion?

A. The Independent Examiner.

Q. What % of the Community Infrastructure Levy “CIL” will you get if you have a Neighbourhood Plan in place and is this better than the existing arrangements?

A. 25% will come to the village under the CIL. Previously we have been able to negotiate monies from the S106 agreement for the village and there was no cap on this so it’s a different way of dealing with a contribution to the Parish.

Q. How much opportunity will there be to influence a design statement for housing that limits the environmental impact and influences the visual design?

A. The National Planning Policy Framework “NPPF” gives so very clear guidance on this with specific reference to areas designated AONB status. It will be reinforced in the Neighbourhood Plan.

2. Assembly of the Parish Meeting at the Colwall Village Hall, Mill Lane, Colwall on Wednesday 10th October 2013 at 7.30pm.

A presentation was held to update the Parishioners on the feedback from the initial consultation which arose from the launch of the Colwall Neighbourhood Development Plan and to consider the Landscape Sensitivity and Capacity Assessment undertaken on and around the existing Settlement boundary for the Parish.

As previously, this event was widely advertised by Colwall Parish Council. 1,100 flyers were hand delivered to households in the village advertising this public meeting. A further 200 flyers were available in the library and village shops. Individual invitations had been sent to landowners, businesses in the village and clerks from the neighbouring 8 parishes and finally, notices and flyers were exhibited on the 4 public notice boards in the Parish and on the Parish Council website.

Councillor John Stock gave a detailed power point presentation which provided an update on the feedback from the initial consultation.

The presentation

i) Reiterated the recent changes to planning regulations:- Regional planning has been replaced with a National Framework "NPPF"; at County level there is a local plan which in Herefordshire includes the Core Strategy (which is currently in the consultation phase) and at a parish level there are Neighbourhood Development Plans (also known as Neighbourhood Plans), all of which are statutory planning documents.

ii) Summarised the feedback that had arisen from the first public meeting held on the 10th March 2013 and the initial consultation phase of Colwall's Neighbourhood Development Plans.

This was divided into 4 main areas of feedback

- 5) Nature of development
- 6) The Settlement boundary
- 7) Highways issues
- 8) Any other areas for consideration.

iii) Summarised the requirements as stated in the Herefordshire Emerging Core Strategy.

- An additional 5300 new homes are required in Herefordshire by 2031.
- This equates to about 130 new homes in Colwall
- Planning permission has already been granted for 27 new dwellings since the start date of the emerging Core Strategy 2011.
- This leaves about 100 new homes by 2031 in the village or 5.5 a year.
- Perhaps up to 40 can be accommodated within this existing Settlement boundary
- How/where do we extend the settlement boundary to accommodate the additional 60 houses? And what impact would that have on the Landscape taking into account the Parish is wholly in and surrounded by the Malvern Hills AONB.

iv) Faced with this consideration, a preliminary landscape assessment in the vicinity of the Settlement boundary was commissioned by the Parish Council in conjunction with the Malvern Hills AONB in March 2013, who funded this in full, to determine where development might be sited whilst protecting the landscape.

Following this preliminary assessment, it became evident that a detailed Landscape Sensitivity and Capacity Assessment "LSCA" around the whole of the Colwall Settlement boundary was required, for which the Parish Council secured a grant from the DCLG.

v) Carly Tinkler, a Chartered Member of the Landscape Institute, who had been commissioned to undertake this LSCA gave a presentation on her work. Carly explained the methodology and how the assessment had been undertaken, the factors taken into consideration and how to interpret the colour coded outputs of the 21 sections which had been independently assessed using this methodology.

vi) John Stock resumed the presentation and finished by reiterating that the assessment of areas around the settlement boundary for future development is based purely on Landscape Sensitivity and Capacity considerations and does not take into account other factors such as highway access, environmental considerations or flooding etc. In this regard Parishioners were asked to consider the areas identified taking into account the capacity for potential development and provide feedback to the Parish Council, preferably by the 30th November as a further public meeting is scheduled for the New Year when the Parish Council will be looking to focus on the content of the Colwall Neighbourhood Development Plan,

Parishioners Question Time

Q. How legally binding will the Neighbourhood Development Plan on Herefordshire Planning Authority?

A. The Neighbourhood Development Plan will be a statutory planning policy document which will need to be taken into consideration by the planning officers the same as the Herefordshire Core Strategy (once this had been adopted) and the National Policy Planning Framework

Q. Will the Planning Inspectorate defer to the Neighbourhood Development Plan in the event of an Appeal?

A. Yes.

Q. Why have you only considered those areas close to the Settlement boundary in the LSCA assessment? What about development opportunities in Upper Colwall.

A. Because it was felt appropriate to focus on the existing Settlement boundary. If one of the hamlets currently outside the

settlement boundary is put forward for development then the Parish Council would have a specific LSCA assessment carried out for that area.

Q. In considering changes to the settlement boundary will you take into account other issues?

A. Yes other factors such as Highways, Habitat Regulations and Strategic Environmental considerations such as flooding will be taken into consideration, this is one of the reasons we are seeking your views on the information collated so far.

Q. What control will Colwall Parish Council have over dwelling sizes, styles and type?

A. The Herefordshire Rural Housing paper contains information about demographics and county housing needs. The Parish Council will have to consider how best to accommodate within the NDP. Control over the standards of build may be controllable by reference to specific standards such as 'Building for Life 12', which is an industry standard endorsed by the government for well-designed homes and neighbourhoods.

Q. This focuses on Housing what about employment opportunities or retail?

A. The assessment is based upon meeting the housing needs of the county. It is felt that retail can be accommodated within the existing settlement boundary and none of the feedback from the initial consultation (which included specific invitations to all the businesses within the Parish and close to the Parish boundary) indicated a need for additional employment areas within the Parish.

Q. Colwall is a very desirable village and affordable housing needs will need to be accommodated within the Parish. What controls if

any will the Parish Council have over how those affordable houses are occupied?

A. The Parish Council does not have any control over the Housing Associations and their housing policies.

Q. What happens if the allocated housing for the Parish cannot be accommodated within the LSCA? Can you push back at Herefordshire Council?

A. The Parish Council is collecting an evidence base to ascertain whether the housing allocation in the Emerging Core Strategy for the proportional growth of the Parish can be accommodated in a sustainable manner. If it cannot, then we will have to provide evidence to Herefordshire Council as to why we cannot meet our "target".

Finally a number of questions were directed at Jane Wormold – Forward Planning Officer from Herefordshire Council. It was agreed Ms Wormold would articulate responses to the questions in writing.

3. Assembly of the Parish Meeting at the Colwall Village Hall, Mill Lane, Colwall on 17th January 2015 at 7.30pm.

A presentation was held to update the Parishioners on the feedback from the second consultation which arose from the Landscape Sensitivity and Capacity Assessment undertaken on and around the existing Settlement boundary for the Parish.

As previously, this event was widely advertised by Colwall Parish Council. 1,100 flyers were hand delivered to households in the village advertising this public meeting. A further 200 flyers were available in the library and village shops. Notices and flyers were

also exhibited on the 4 public notice boards in the Parish and on the Parish Council website.

Councillor John Stock gave a detailed power point presentation on Colwall's Neighbourhood Development Plan.

The presentation

i) Reiterated the recent changes to planning regulations:-

- Regional planning has been replaced with a National Framework "NPPF";

- At County level there is a local plan which in Herefordshire includes the Core Strategy (which has now been submitted to the Examiner for consideration, and the process commences February 2015), within which there are no longer Settlement Boundaries around Towns or Villages.

- And at a Parish level there are Neighbourhood Development Plans (also known as Neighbourhood Plans), all of which are statutory planning documents.

Councillor Stock explained that there had been a delay between the last round of public consultation and this one, because the Core Strategy had been delayed following amendments as a result of its' public consultation. On the basis that Neighbourhood Development Plans have to be "broadly in conformity" with the Core Strategy a decision had been made to wait until the Core Strategy was submitted to the Examiner before further consultation with the Parishioners.

ii) Summarised the feedback that had arisen from the second public meeting held on the 10th October 2013 and its' consultation phase of Colwall's Neighbourhood Development Plans. As a result of this feedback, 2 areas of the LSCA were revisited and the revised outputs reflected in this presentation.

A summary document is being drafted which addresses the main issues/concerns raised and will be published on the website.

iii) Summarised the requirements as stated in the Herefordshire Emerging Core Strategy.

- An additional 5300 new homes are required in Herefordshire by 2031.
- This equates to about 156 new homes in Colwall.
- Planning permission has already been granted for 66 new dwellings in the Parish since the start date of the emerging Core Strategy 2011.
- Allowing for an element of windfall properties (the assumption being 20 over the remaining 16 years)
- This leaves about 70 additional new homes by 2031.
- How/where do we extend the settlement boundary to accommodate the additional 70 houses? And what impact would that have on the Landscape taking into account the Parish is wholly in and surrounded by the Malvern Hills AONB.

iv) Reiterated that Colwall is afforded protection from NPPF Paragraph 14, which states there is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking, unless specific policies in this Framework indicate development should be restricted “For example, those policies relating to sites land designated as an Area of Outstanding Natural Beauty” and NPPF 116 which states Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest

NPPF Paragraph 115 states “Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty”.

In addition the Core Strategy (which we must be broadly in compliance with states

Under Policy RA1 – “All neighbourhood development plans shall aim to provide levels of housing to meet these targets in a locally focused way”.

And most importantly Policy RA2 - “Housing growth will be permitted only where the residential development proposal is considered to be locally appropriate by ensuring the proposal is located within or adjacent to the main built up area(s) of the village so as to not result in free standing, individual or small groups of dwellings which are obviously detached from, or peripheral to, the main built up area(s).

Therefore the NDP has to demonstrate that we have taken into account the impact of any development on the landscape and any new houses should be located within or adjacent to the main built up areas of the village.

Faced with these considerations, a detailed Landscape Sensitivity and Capacity Assessment “LSCA” around the whole of the Colwall Settlement boundary was undertaken to access all the land around the existing settlement boundary based on its’ “capacity to absorb development without undue damage to the Malvern Hills AONB”.

The LSCA produced 8 grades of output from highest capacity to absorb development to lowest. Taking the top 4 of these 8 (High to Medium capacity to absorb development) this identifies 10 Areas for new dwellings. Taking the assumption of a density of 20 dwellings per hectare ((8 per acre) - to match the Covent Garden development), results in a capacity to absorb an additional 62 dwellings.

Each site was tabled together with potential dwelling numbers and also any potential issues with the site.

It was acknowledged that 62 is slightly below the target of 70, but achieves:-

Protecting the landscape (thereby conforming with NPPF),
Almost satisfies the Core Strategy (target),
Is logical and therefore defensible,
Involves several small developments (thereby conforming with NPPF),
And is spread around the main areas (conforming with the Core Strategy).

If any of the proposed sites are found to be unsuitable, then alternative sites within the Parish will have to be found by taking the next graded area Medium/Medium to Low Capacity to absorb development from the LSCA.

vi) Finished by reiterating that the assessment of areas around the settlement boundary for future development is based purely on Landscape Sensitivity and Capacity considerations and does not take into account other factors such as highway access, environmental considerations or flooding etc. In this regard Parishioners were asked to consider the areas identified taking into account the capacity for potential development and provide feedback to the Parish Council, preferably by the 30th March 2015.

Should the Colwall NDP fail at referendum, then this would leave the Parish with no Neighbourhood Development Plan and consequently no Settlement boundary to protect the Parish from future developers expanding the Village.

Parishioners Question Time

Q. Will the presentation be added to the website?

A. Yes it will be added by the end of the week.

Q. Are you prepared to consider other factors such as bio-diversity?

A. Yes this presentation takes the Landscape into account as we have the protection afforded by being in an AONB. If you wish for other considerations to be made please provide this in the feedback.

Q. Do the 70 dwellings need to be houses or can they be apartments?

A. The number is based on individual dwellings be that houses or apartments.

Q. What happens if we need to move beyond the Medium Category?

A. The next category is Medium/Medium to Low capacity and this would move the settlement boundary to include Tanhouse Farm (Nil capacity for housing) and Grovesend Farm area at the rear of The Crescent and Stone Drive and would provide an assumed capacity for an additional 80 dwellings over and above the 62 already identified.

Q. Will the Conservation Area be maintained?

A. Yes.

Q. Are any areas identified in Upper Colwall?

A. No because the existing Settlement boundary does not include Upper Colwall and we have assessed the Landscape for Capacity to Absorb Development around the existing Settlement boundary in order to comply with Policy RA2 of the Emerging Herefordshire Core Strategy which states - "Housing growth will be permitted only where the residential development proposal is considered to be locally appropriate by ensuring the proposal is located within or adjacent to the main built up area(s) of the village.

Q. You are proposing 21 houses in 9A between the Village Hall and The Thai Restaurant is this not protected Green Belt?

A. No, this is not protected, the map in the foyer identifies any protected areas and this is not one.

Q. How will the existing sewage system cope when it is already at full capacity?

A. Severn Trent Water are statutory consultees for all housing development.

Q. What is the allowance for affordable housing and who defines this?

A. 40% are per the Core Strategy and affordable housing is defined as that which is provided by Housing Associations, be it rental, part owned or ownership at a subsidised market rate.

Q. 7a and 7b has trees which are subject to TPOs. How can the housing be accommodated?

A. It is up to any developer to ensure that they take into account to the TPOs when they submit a planning application to the statutory body – Herefordshire Council planning office.

Q. Why is the Downs School included in the Settlement boundary?

A. In assessing the areas around the Settlement boundary and on the basis that the land is already built upon the LSCA considered that to move the Settlement boundary to the edge of the school parameter would not be detrimental to the Landscape.

Q. Will the character and style of the houses in 7a and 7b be considered?

A. Yes the design and style of these houses will be important and will be addressing this when the policies are drafted.

Q. Why are you not considering moving the settlement boundary to the land surrounding Orlin Road and Broadwood Drive?

A. Because from the LSCA these areas are considered to have the least capacity to absorb development without undue damage to the ANOB.

Q. Why have you included Picton Nursery as potential to develop?

A. Because in assessing all the areas adjacent to the existing Settlement boundary, this area has been assessed and is considered from a Landscape and Sensitivity perspective it is considered to have Medium- High/Medium capacity to absorb development.

Q. Why are you considering land off Cowl Barn Lane (area 19) when it is an old orchard and there are access issues?

A. Because in assessing all the areas adjacent to the existing Settlement boundary, this area has been assessed and is considered from a Landscape and Sensitivity perspective it is considered to have Medium – High/medium capacity to absorb

development. Due to the other issues identified we have assumed a much lower density giving only 15 units in this area.

Q. Have you tried to reduce the number of dwellings we have to absorb by using the AONB argument?

A. Yes we have asked Herefordshire Council and we are leveraging the AONB status. However, the rate of growth is proportional to that which has occurred in the Parish since 1996. In addition we are a main village in the County with good transport links without the AONB protection we would be under greater pressure to absorb a greater number of houses than the identified 14%.

Q. Why are you not allocating land for moving the Primary School?

A. If we are asked to accommodate this we will work with this request.

Councillor Stock closed the meeting and thanked all those who had attended. Response forms were handed out to all who attended the meeting seeking feedback.

Many of the issues raised above are outside the scope of a NDP which is a planning policy document used to guide new development through the development management process. Such issues are therefore dealt with more effectively and appropriately elsewhere and the Parish Council, through the steering group, has decided to focus the Plan on two principal issues; the settlement boundary and detailed design policies for the development of identified parcels of land.

Informal Consultation on Emerging Draft Plan Winter 2015

The First Draft Plan was published for informal, local consultation in late 2015. A public meeting was held in the village hall on 4th November 2015 and the emerging first draft plan and a representation form were placed on the neighbourhood plan website for submitting comments. There was a high level of response to the plan with written representations from over 100 local residents / households / representatives of local organisations and businesses.

The submitted representations together with the Parish Council's responses to these and any resulting changes to the draft plan are set out in a table which is available for viewing and downloading on the neighbourhood plan website.

Appendix III Bibliography

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<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Planning Practice Guidance

<http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/what-is-neighbourhood-planning/>

Strategic Environmental Assessment Scoping Report – Colwall, Herefordshire Council, 2014

https://www.herefordshire.gov.uk/media/1127825/Colwall_SEA_Scoping_Report.pdf

Appendix IV Listed Buildings

Listed Buildings, © Historic England 2015²⁰

There are 88 Listed Buildings in Colwall Parish. These are:

WELL COTTAGE Listing WELL COTTAGE, EVENDINE LANE, Colwall, County of Herefordshire II

CIDERHOUSE ABOUT 10 YARDS EAST OF BROOKHILL FARMHOUSE Listing CIDERHOUSE ABOUT 10 YARDS EAST OF BROOKHILL FARMHOUSE, MATHON ROAD, Colwall, County of Herefordshire II

HOE COURT Listing HOE COURT, MATHON ROAD, Colwall, County of Herefordshire II

JOYCES AND HOPE POLE COTTAGE Listing JOYCES AND HOPE POLE COTTAGE, STOWE LANE, COLWALL GREEN, Colwall, County of Herefordshire II

SHELTER AND BELVEDERE AT NGR 768436 Listing SHELTER AND BELVEDERE AT NGR 768436, UPPER COLWALL, Colwall, County of Herefordshire II

BRIDGE COTTAGE Listing BRIDGE COTTAGE, WALWYN ROAD, Colwall, County of Herefordshire II

BROOK HOUSE Listing BROOK HOUSE, WALWYN ROAD, Colwall, County of Herefordshire II*

COTTAGE ABOUT 15 YARDS NORTH OF BROOK FARMHOUSE Listing COTTAGE ABOUT 15 YARDS NORTH OF BROOK FARMHOUSE, WALWYN ROAD, Colwall, County of Herefordshire II

STONE HOLT Listing STONE HOLT, WALWYN ROAD, Colwall, County of Herefordshire II

HOPE END HOTEL Listing HOPE END HOTEL, Colwall, County of Herefordshire II

MINARET, BOUNDARY WALLS AND GATE PIERS TO NORTH OF HOPE END HOTEL Listing MINARET, BOUNDARY WALLS AND GATE PIERS TO NORTH OF HOPE END HOTEL, Colwall, County of Herefordshire II*

MOORCROFT FARMHOUSE Listing MOORCROFT FARMHOUSE, Colwall, County of Herefordshire II

OLDCASTLE FARMHOUSE Listing OLDCASTLE FARMHOUSE, Colwall, County of Herefordshire II

BUILDING IMMEDIATELY NORTH WEST OF OLDCASTLE FARMHOUSE Listing BUILDING IMMEDIATELY NORTH WEST OF OLDCASTLE FARMHOUSE, Colwall, County of Herefordshire II

OLD COLWALL Listing OLD COLWALL, Colwall, County of Herefordshire II

SERVICE QUATERS ABOUT 25 YARDS NORTH WEST OF OLD COLWALL Listing SERVICE QUATERS ABOUT 25 YARDS NORTH WEST OF OLD COLWALL, Colwall, County of Herefordshire II

GREBE HOUSE Listing GREBE HOUSE, Colwall, County of Herefordshire II

PETTY FRANCE FARMHOUSE Listing PETTY FRANCE FARMHOUSE, Colwall, County of Herefordshire II

²⁰<https://www.historicengland.org.uk/listing/the-list/>

TOLLHOUSE COTTAGE Listing TOLLHOUSE COTTAGE, A449, Colwall, County of Herefordshire II

BARTON COURT Listing BARTON COURT, B4218, Colwall, County of Herefordshire II

COACHMAN'S AND KENNELMEN'S BOTHY AND KENNELS ABOUT 30 YARDS NORTH OF BARTON COURT Listing COACHMAN'S AND KENNELMEN'S BOTHY AND KENNELS ABOUT 30 YARDS NORTH OF BARTON COURT, B4218, Colwall, County of Herefordshire II

PIGSTIES ABOUT 70 YARDS NORTH OF BARTON COURT Listing PIGSTIES ABOUT 70 YARDS NORTH OF BARTON COURT, B4218, Colwall, County of Herefordshire II

CHAUFFEUR'S HOUSE ABOUT 50 YARDS NORTH EAST OF BRAND LODGE Listing CHAUFFEUR'S HOUSE ABOUT 50 YARDS NORTH EAST OF BRAND LODGE, B4232, Colwall, County of Herefordshire II

PERRYCROFT LODGE Listing PERRYCROFT LODGE, B4232, Colwall, County of Herefordshire II

STABLES ABOUT 70 YARDS WEST OF PERRYCROFT LODGE Listing STABLES ABOUT - YARDS WEST OF PERRYCROFT LODGE, B4232, Colwall, County of Herefordshire II

MAPLETON Listing MAPLETON, CHURCH ROAD, Colwall, County of Herefordshire II

BARTON COTTAGES Listing BARTON COTTAGES, 2, COLWALL GREEN, Colwall, County of Herefordshire II

TAN HOUSE Listing TAN HOUSE, COLWALL GREEN, Colwall, County of Herefordshire II

FORTEY COTTAGE Listing FORTEY COTTAGE, CRESCENT ROAD, Colwall, County of Herefordshire II

THE KNAPP Listing THE KNAPP, EVENDINE LANE, Colwall, County of Herefordshire II

BARN ABOUT 15 YARDS NORTH NORTH WEST OF LOWER HOUSE FARMHOUSE Listing BARN ABOUT 15 YARDS NORTH NORTH WEST OF LOWER HOUSE FARMHOUSE, EVENDINE LANE, Colwall, County of Herefordshire II

UPPER HOUSE AND ATTACHED FORMER STABLE Listing UPPER HOUSE AND ATTACHED FORMER STABLE, EVENDINE LANE, Colwall, County of Herefordshire II

HARTLAND MONUMENTS ABOUT 5 YARDS DUE EAST OF CHANCEL OF THE CHURCH OF ST JAMES Listing HARTLAND MONUMENTS ABOUT 5 YARDS DUE EAST OF CHANCEL OF THE CHURCH OF ST JAMES, Colwall, County of Herefordshire II

DETACHED BAKEHOUSE IMMEDIATELY NORTH WEST OF BROCKBURY HALL Listing DETACHED BAKEHOUSE IMMEDIATELY NORTH WEST OF BROCKBURY HALL, Colwall, County of Herefordshire II

BARN ABOUT 15 YARDS SOUTH EAST OF COLWALL MILL FARMHOUSE Listing BARN ABOUT 15 YARDS SOUTH EAST OF COLWALL MILL FARMHOUSE, Colwall, County of Herefordshire II

CHURCH OF ST JAMES Listing CHURCH OF ST JAMES, Colwall, County of Herefordshire II*

HARTLAND MONUMENTS 3 YARDS SOUTH WEST OF CHURCHYARD CROSS Listing HARTLAND MONUMENTS 3 YARDS SOUTH WEST OF CHURCHYARD CROSS, Colwall, County of Herefordshire II

BARN ABOUT 5 YARDS NORTH WEST OF COLWALL MILL FARMHOUSE Listing BARN ABOUT 5 YARDS NORTH WEST OF COLWALL MILL FARMHOUSE, Colwall, County of Herefordshire II

BARN ABOUT 200 YARDS SOUTH OF FLAPGATE COTTAGE Listing BARN ABOUT 200 YARDS SOUTH OF FLAPGATE COTTAGE, Colwall, County of Herefordshire II

PARK FARMHOUSE Listing PARK FARMHOUSE, Colwall, County of Herefordshire II*

STAMPS COTTAGE EAST AND ADJOINING COTTAGE TO WEST Listing STAMPS COTTAGE EAST AND ADJOINING COTTAGE TO WEST, Colwall, County of Herefordshire II

BARN ABOUT 20 YARDS WEST OF BARTON COURT Listing BARN ABOUT 20 YARDS WEST OF BARTON COURT, B4218, Colwall, County of Herefordshire II

DOVECOTE ABOUT 50 YARDS WEST OF BARTON COURT Listing DOVECOTE ABOUT 50 YARDS WEST OF BARTON COURT, B4218, Colwall, County of Herefordshire II*

STABLE ABOUT 55 YARDS NORTH WEST OF BARTPN COURT Listing STABLE ABOUT 55 YARDS NORTH WEST OF BARTPN COURT, B4218, Colwall, County of Herefordshire II

TERRACE, STEPS, RETAINING WALLS TO EAST, SOUTH AND IN FRONT OF BRAND LODGE Listing TERRACE, STEPS, RETAINING WALLS TO EAST, SOUTH AND IN FRONT OF BRAND LODGE, B4232, Colwall, County of Herefordshire II

PERRYCROFT Listing PERRYCROFT, B4232, Colwall, County of Herefordshire II*

COACHHOUSE, COTTAGE AND TACK-ROOM ABOUT 30 YARDS WEST OF PERRYCROFT LODGE Listing COACHHOUSE, COTTAGE AND TACK-ROOM ABOUT 30 YARDS WEST OF PERRYCROFT LODGE, B4232, Colwall, County of Herefordshire II

STABLES ABOUT 75 YARDS NORTHWEST OF PERRYCROFT LODGE Listing STABLES ABOUT 75 YARDS NORTHWEST OF PERRYCROFT LODGE, B4232, Colwall, County of Herefordshire II

PEATSYS COTTAGE Listing PEATSYS COTTAGE, CHURCH ROAD, Colwall, County of Herefordshire II

BROADLEIGH Listing BROADLEIGH, COLWALL GREEN, Colwall, County of Herefordshire II

LITTLE ORCHARD Listing LITTLE ORCHARD, EVENDINE LANE, Colwall, County of Herefordshire II

THE MALTHOUSE Listing THE MALTHOUSE, EVENDINE LANE, Colwall, County of Herefordshire II

HIGH GATE Listing HIGH GATE, WALWYN ROAD, Colwall, County of Herefordshire II

K6 TELEPHONE KIOSK IMMEDIATELY SOUTH OF SHELTER Listing K6 TELEPHONE KIOSK IMMEDIATELY SOUTH OF SHELTER, WYCHE CUTTING, UPPER COLWALL, Colwall, County of Herefordshire II

BARN ABOUT 25 YARDS EAST OF BROOK HOUSE Listing BARN ABOUT 25 YARDS EAST OF BROOK HOUSE, WALWYN ROAD, Colwall, County of Herefordshire II*

BARN ABOUT 30 YARDS SOUTH-WEST OF HARTLANDS Listing BARN ABOUT 30 YARDS SOUTH-WEST OF HARTLANDS, EVENDINE LANE, Colwall, County of Herefordshire II

COWL BARN FARMHOUSE Listing COWL BARN FARMHOUSE, COWL BARN LANE, Colwall, County of Herefordshire II

HARTLANDS Listing HARTLANDS, EVENDINE LANE, Colwall, County of Herefordshire II

THE HOMESTEAD AND ATTACHED STABLE BLOCK Listing THE HOMESTEAD AND ATTACHED STABLE BLOCK, CHURCH ROAD, Colwall, County of Herefordshire II

BARTON COTTAGES Listing BARTON COTTAGES, 1, COLWALL GREEN, Colwall, County of Herefordshire II

THE CHURCH COTTAGE Listing THE CHURCH COTTAGE, Colwall, County of Herefordshire II*

HARTLAND MONUMENT ABOUT 10 YARDS SOUTH OF SOUTH EAST CORNER OF NAVE OF CHURCH OF ST JAMES Listing HARTLAND MONUMENT ABOUT 10 YARDS SOUTH OF SOUTH EAST CORNER OF NAVE OF CHURCH OF ST JAMES, Colwall, County of Herefordshire II

COLWALL MILL FARMHOUSE Listing COLWALL MILL FARMHOUSE, Colwall, County of Herefordshire II

STABLEYARD GATEWAY, BOUNDARY WALL AND OFFICES TO SOUTH OF HOPE END HOTEL Listing STABLEYARD GATEWAY, BOUNDARY WALL AND OFFICES TO SOUTH OF HOPE END HOTEL, Colwall, County of Herefordshire II

NETHERPATHS FARMHOUSE Listing NETHERPATHS FARMHOUSE, Colwall, County of Herefordshire II

BARN ABOUT 20 YARDS SOUTH EAST OF OLDCASTLE FARMHOUSE Listing BARN ABOUT 20 YARDS SOUTH EAST OF OLDCASTLE FARMHOUSE, Colwall, County of Herefordshire II

BRAND LODGE Listing BRAND LODGE, B4232, Colwall, County of Herefordshire II*

SUMMERHOUSE, GATE, BOUNDARY WALLS ABOUT 60 YARDS SOUTH WEST OF PERRYCROFT WITH ASSOCIATED WALLS Listing SUMMERHOUSE, GATE, BOUNDARY WALLS ABOUT 60 YARDS SOUTH WEST OF PERRYCROFT WITH ASSOCIATED WALLS, B4232, Colwall, County of Herefordshire II*

BARN HOUSE Listing BARN HOUSE, CHURCH ROAD, Colwall, County of Herefordshire II

WINTERSLOW Listing WINTERSLOW, CHURCH ROAD, Colwall, County of Herefordshire II

BEVERLY Listing BEVERLY, COLWALL GREEN, Colwall, County of Herefordshire II

BARN ABOUT 15 YARDS SOUTH-WEST OF HARTLANDS Listing BARN ABOUT 15 YARDS SOUTH-WEST OF HARTLANDS, EVENDINE LANE, Colwall, County of Herefordshire II

BARN ABOUT 10 YARDS WEST OF LOWER HOUSE FARMHOUSE Listing BARN ABOUT 10 YARDS WEST OF LOWER HOUSE FARMHOUSE, EVENDINE LANE, Colwall, County of Herefordshire II

CHURCHYARD CROSS Listing CHURCHYARD CROSS, Colwall, County of Herefordshire II*

BROCKBURY HALL Listing BROCKBURY HALL, Colwall, County of Herefordshire II

BROCKHILL FARMHOUSE Listing BROCKHILL FARMHOUSE, MATHON ROAD,
Colwall, County of Herefordshire II

LOWER LODGE, GATE-PIERS AND GATES Listing LOWER LODGE, GATE-PIERS
AND GATES, PETTY FRANCE, Colwall, County of Herefordshire II

CHURCH OF THE GOOD SHEPHERD Listing CHURCH OF THE GOOD
SHEPHERD, UPPER COLWALL, Colwall, County of Herefordshire II

COACHMANS COTTAGE, 250M SOUTH OF PERRYCROFT Listing
COACHMANS COTTAGE, 250M SOUTH OF PERRYCROFT, JUBILEE DRIVE,
Colwall, County of Herefordshire II

THE TANK HOUSE, COCA COLA ENTERPRISES LIMITED Listing THE TANK
HOUSE, COCA COLA ENTERPRISES LIMITED, HARDWICK TERRACE, Colwall,
County of Herefordshire II

Herefordshire Beacon Camp See also WORCESTERSHIRE 3 Scheduling
Eastnor, County of Herefordshire



Kirkwells

The Planning People

Colwall Parish Council