

# Colwall Parish Council Neighbourhood Development Plan

## Regulation 14 Consultation February 2018

### Report on Representations

The report contains all representations made to the Parish Council. The representations from statutory consultees and non-private organisations are shown first followed by representations from individuals. Representations from individuals are given a reference number, however the names and addresses of each will be provided to the examiner if required. The representations are broken down to align with the sections of the Plan so that all representations about a topic may be considered together. A response is provided to each representation and, where appropriate, a suggested change to the Plan is set out. These changes will be considered as part of the update of the Plan together with any other changes, alterations and corrections necessary.

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Responses to Herefordshire Council Comments

## Colwall Neighbourhood Plan

### Regulation 14 – Draft (Resubmit)

Herefordshire Council Service Providers responses – March 2018.

Please find attached comments from a number of Herefordshire Council service providers to the Draft Colwall Neighbourhood Plan. If you have any queries regarding the comments or issues raised below, please contact the Neighbourhood Planning team in the first instance.

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- **Planning Services**

Below are combined comments from the Planning teams, the comments related to the practicality of the policy in relation to development management usage and relation to general conformity with the Core Strategy and its requirements.

1) **Neighbourhood Planning**

<b>NDP Policy</b>	<b>Comment</b>	<b>PC Consideration</b>	<b>Amendments to NDP to be considered</b>
Aim 1	Could be framed more positively	Accepted.  Amend wording to be more positive as suggested.	Amend Aim 1 to:  <b><u>Aim 1. To identify a settlement boundary to guide the location of new development to the most appropriate areas in the parish of Colwall.</u></b>

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NDP Policy	Comment	PC Consideration	Amendments to NDP to be considered
			Amend Aim 2 to:  <b><u>Aim 2. To identify areas of land adjacent to the main settlement area where new housing development may be most appropriate in terms of landscape impact.</u></b>
6.1.1 (2)	Figure here are different to those provided by HC Monitoring Officer. The residual requirement at April 2017 as 87	Not accepted. We have agreed numbers with HC which only updates yearly whereas Colwall updated just before publication of draft NDP.  Committed (20/12/18 = 115  Expected shortly = -11 (note minus)  Windfalls 2 per year = 26  In Plan = 46  Total = 176 (Target of 160 + 10%)	6.1.1 (2) to be updated/rewritten just before issue for Reg 16 consultation to take account of the latest position.
6.1.12	Ensure that there is no double counting of housing figures when referring to 'existing commitments' Existing commitments would already been taken into account on the housing land figures	Accepted.  Amend wording as required to bring clarity	6.1.12 to be updated/rewritten just before issue for Reg 16 consultation to take account of the latest position.
CSB1	Has the windfall historic rate been calculate for dwelling outside of the	Accepted.	Replace 2 <sup>nd</sup> para with

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<b>NDP Policy</b>	<b>Comment</b>	<b>PC Consideration</b>	<b>Amendments to NDP to be considered</b>
	former settlement boundary? To ensure that it is possible to provide the residual windfall figure in the wider rural area.	Amend wording of first sentence of CSB1 to improve accuracy.  Refer to proposed revised wording for 6.1.12 above.	Residential development will be permitted on identified areas within the settlement boundary and windfall sites where proposals are in accordance with other policies of this Plan
6.6.3	Requires updating as the Core Strategy has now been adopted, thus reference to the modifications are out of date	Accepted.  Amend wording as suggested.  Delete 6.6.3 and first word "However" in 6.6.4.	Amend Plan.  Delete 6.6.3 and first word "However" in 6.6.4.
Policy CF2	Walwyn Meadow appears twice in the list	Accepted.  Amend wording as suggested.	Amend Plan.  Delete 6. Walwyn Meadow and renumber others.
Para 7.4	Requires updating	Accepted.  Supporting text will be updated throughout the NDP in the submission plan.	Amend Plan.  Update supporting text in submission plan including 7.4 and other paragraphs where appropriate.

2) **Planning Policy**

Name of NDP: Colwall - Regulation 14 consultation draft

Date: 05/03/18

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<b>Draft Neighbourhood plan policy</b>	<b>Equivalent CS policy(ies) (if appropriate)</b>	<b>In general conformity (Y/N)</b>	<b>Comments</b>	<b>PC Consideration</b>	<b>Amendments to NDP to be considered</b>
CSB1- Colwall Settlement Boundary	SS1, RA2	Y		Noted.	No change.
CD1- General Design Principles for Development within Colwall Settlement Boundary	SS1, LD1, LD2, LD3, LD4, SD1, SD2, SD3, SD4	Y	It is considered that some design principles could be outlined in a more concise manner here. This would give the policy a less prescriptive appearance. For instance, points 12, 13 and 15 appear to be encouraging broadly similar principles, could these be presented as one broader criterion?	Accepted.  The Policy will be reviewed to reduce any repetition and improve succinctness.	Review CD1.
CD2 - Old Primary School and Adjacent Land (approximately 14 houses)	SS1, LD1, LD2, LD3, LD4, SD1, SD2, SD3, SD4	Y		Noted.	No change.
CD3 - Site 2 Grovesend Farm (Approximately 27 houses)	SS1, LD1, LD2, LD3, LD4, SD1,	Y	It should be noted that this was assessed as part of a larger site in the 2012 Strategic Housing Land Availability Assessment	Noted.  Note the policy is for 37 homes not 27.	No change.

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Draft Neighbourhood plan policy	Equivalent CS policy(ies) (if appropriate)	In general conformity (Y/N)	Comments	PC Consideration	Amendments to NDP to be considered
	SD2, SD3, SD4		<p>(SHLAA). It was not considered appropriate for development due to concerns over the ability of the road network to sustain intensification of use.</p> <p>Though a smaller area is proposed for allocation, in the event of a proposal this issue would be considered.</p>	<p>The Highway Authority has confirmed (R Close email 16June 2017, attached) it is content for this development for 37 homes to go ahead subject “...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village.”</p>	
CD4- General Design Principles for Development in the Wider Countryside	SS1, LD1, LD2, LD3, LD4, SD1, SD2, SD3, SD4	Y		Noted.	No change.
CD5- Farmsteads	SS1, RA5	Y	As with CD3, there are some very detailed and prescriptive design principles given. It is considered that these could be condensed into	<p>Accepted.</p> <p>The Policy will be reviewed to reduce any repetition and improve succinctness.</p>	Review CD5.

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			more concise, broader design principles.		
CD6- New Agricultural Buildings	SS1, RA3, RA4, RA6	Y		Noted	No change
CD7- Polytunnels	SS1	Y		Noted	No change
CH1- Range and Mix of Housing	SS1, H3	Y		Noted	No change
CF1- Supporting a Range of Goods and Services in the Village Centre	SS1, SC1	Y		Noted	No change
CF2- Recreation Facilities and Open Space	SS1, OS1, OS2, OS3	Y		Noted	No change
CF3- Local Green Space	SS1, OS1	Y		Noted	No change
CRE1- Renewable Energy Schemes	SS1, SD2	Y		Noted	No change

3) **Development Management**

None received

• **Transportation and Highways**

NDP Policy	Comment	PC Consideration	Amendments to NDP to be considered
Policy CD1 criteria 2	It should be designed to Herefordshire Council's design guide	Not accepted.  See notes below.	No change
<p>It will be necessary to obtain the highway authority's approval as part of the planning process.</p> <p>The current Highways Design Guide, is dated July 2006 and refers to the need for <i>Compliance and consistency with the Unitary Development Plan (UDP) and Local Transport Plan (LTP) is integral in the Design Guide and the approved Highways-related Development Policy Statements are to be found within the UDP and this document.</i> However the Core Strategy is dated October 2015 and LTP Policy March 2016 so need to follow those documents.</p> <p>The LTP Policy regarding Streetscape Management states (p46);</p> <p><i>We also acknowledge the importance of reducing traffic and vehicle speeds in rural villages and combining the principles contained within national public realm guidance documents such as 'Manual for Streets' and 'Traffic in Villages'.</i></p> <p>The Herefordshire Council website acknowledges that the Highways design Guide is partially superseded by these documents and is therefore is appropriate to consider these later documents in connection with specific development sites.</p>			



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NDP Policy	Comment	PC Consideration	Amendments to NDP to be considered
Policy CD1 criteria 23	Car parking should be fully accommodated within the site and not used the adopted highway	Accepted.  Amend wording as suggested.	Amend CD1 criterion 23 to:  <b>23. <u>Car parking should be fully accommodated within the site and not use the adopted highway.</u></b> Car parking areas <b><u>within development sites</u></b> 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.
Policy CD1 criteria 24	Cycle storages should be secure, covered and individual to the property. Cycle storage should meet Herefordshire Council design guidance	Accepted.  Amend wording as suggested.	Amend CD1 criterion 24 to:  <b>24. <u>Development will be required to include provision for secure cycle storage to Herefordshire Council design guidance and well-designed and integrated bin storage facilities.</u></b>
Policy CD2 criteria 1	Opportunity should be taken to enhance provision for walking and cycling.  Access should meet Manual for Street 1/2 guidance with layouts meeting Herefordshire Council design guidance.	Not accepted.  There is no identified opportunity to enhance provision for cycling or walking on this site.  Regarding access to Site 1, this crosses Common Land controlled and managed by the Malvern Hills Trust. To gain approval for a vehicular crossing it will be necessary to	No change

NDP Policy	Comment	PC Consideration	Amendments to NDP to be considered
		<p>minimise the impact and not impact on those using the Common Land. This is set out in CD2 paragraph 1. As a consequence, the access is unlikely to satisfy HC highway design guidance but will be appropriate in the particular circumstances.</p>	
Policy CD3 criteria 1	Access should meet Manual for Street 1/2 guidance with layouts meeting Herefordshire Council design guidance.	<p>Not accepted.</p> <p>It will be necessary to gain highway authority approval as part of the planning process.</p> <p>The Herefordshire design guide is not consistent with Manual for Streets 1/2.</p> <p>Also, Traffic in Villages may be appropriate.</p>	No change
Policy CF1 criteria 1	Should also include walking and cycling	<p>Not accepted.</p> <p>There are no good walking or cycling routes in the parish and therefore not appropriate to place this requirement as unachievable.</p>	No change
Policy CF2 criteria 1	Should also include walking and cycling	<p>Not accepted.</p> <p>There are no good walking or cycling routes in the parish and therefore not</p>	No change

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		appropriate to place this requirement on the development as it is unachievable.	
Policy CF2 criteria 1	Accessible by active travel? Include secure cycling parking?	Partly accepted  Any public access includes for pedestrian and cyclists. There are no good walking or cycling routes in the parish and therefore not appropriate to place this requirement on the development as it is unachievable.  Amend to include secure cycle parking	Include;  <b><u>Development will be required to include provision for secure cycle storage to Herefordshire Council design guidance.</u></b>
Actions for PC criteria 1	Sites may require traffic calming facilities appropriate to the size of the development	Not accepted covered by Action 15.	No change
Actions for PC criteria 3	Highway signage should meet DfT requirements	Not required  DfT requirements are set out in statutory documents, compliance is a legal requirement.	No change

- **Environmental Health (Environmental Protection – noise/air)**

No comments with regards to what is proposed

- **Environmental Health (Environmental Protection – contaminated land)**

None received

- **Strategic Housing**

None received

- **Landscape/Conservation/Archaeology**

Building Conservation – The site to the south of Grovesend Farm is a very interesting example of a model farm complete with tramway. The farm was based on the production line principle and built by the Ballard family. Waste malt from the vinegar works was conveyed by tramway to the piggery where it was used to feed pigs, the waste from the pigs used on surrounding land.

The site is within a Conservation Area and as such policy 138 and 134 of the NPPF would apply to development on the site of the model farm. Whilst there is a low level of surviving fabric, we would recommend a listing application for the avoidance of doubt. If the tests of policy 134 are met, allowing development, then 141 of the NPPF would apply for any development, this would require a recording of any structures to be demolished.

The setting of Brook House (grade2\*) should be considered for any extension of the settlement between Colwall and Colwall Green. We would recommend that Historic England are also consulted.

**CPC RESPONSE**

The Conservation Area and the requirements of the NPPF (NPPF 2012 para 134 is para 198 in 2018 version, similarly 138 is now 196) are taken into account through the LSCA.

Regarding the setting of Brook House, the 'gap' being referred to has been closed. The parish council strongly objected to the development adjoining Brook House but Herefordshire Council approved several planning applications such that the 'gap' is closed; Ref P132321, P174574 and P184039. Also development on the opposite side of Walwyn Road, P174166, 180715 and 180716.

Landscape – none received

Archaeology – none received

- **Economic Development**

None received

- **Education**

None received

- **Property Service**

None received

- **Parks and Countryside**

None received

- **Waste**

None received

If any additional comments are received before the closing date, this will be forwarded separately.

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Consultation Bodies Response Table

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Changes to the NDP <b>to be considered</b>
National Grid 1.0	All			Comment - General	<p>Dear Sir / Madam            Colwall Neighbourhood Plan Consultation            SUBMISSION ON BEHALF OF NATIONAL GRID</p> <p>National Grid has appointed Amec Foster Wheeler to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.</p> <p>About National Grid            National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customers. National Grid own four of the UK's gas distribution networks and transport gas to 11 million</p>	Noted.	No change.

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					<p>homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.</p> <p>To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.</p> <p>Specific Comments            An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure apparatus.</p> <p>National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.</p> <p>Key resources / contacts</p>		

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					<p>National Grid has provided information in relation to electricity and transmission assets via the following internet link:  <a href="http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/">http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/</a>            The electricity distribution operator in Herefordshire Council is Western Power Distribution. Information regarding the transmission and distribution network can be found at:  <a href="http://www.energynetworks.org.uk">www.energynetworks.org.uk</a></p> <p>Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:            XX            I hope the above information is useful. If you require any further information please do not hesitate to contact me.            Yours faithfully</p>		
The Coal Authority 2.0	All			General Comment	Colwall Draft Neighbourhood Plan Thank you for consulting The Coal Authority on the above.	Noted.	No change.



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					<p>Having reviewed your document, I confirm that we have no specific comments to make on it.</p> <p>Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.</p> <p>For the Attention of: Mrs K Davis  Herefordshire Council  [By Email: <a href="mailto:cpccclerk@colwall.org.uk">cpccclerk@colwall.org.uk</a> ]  26 February 2018</p> <p>Dear Mrs K Davis  Christopher Telford BSc(Hons) DipTP MRTPI  Principal Development Manager  Yours sincerely</p>		
Historic England 3.1	All			Support	<p>COLWALL NEIGHBOURHOOD PLAN - REGULATION 14 CONSULTATION.</p> <p>Thank you for the invitation to comment on the Regulation 14 Neighbourhood Plan. Historic England is supportive of both the content of the document and the vision and aims set out in it.</p> <p>The emphasis on the conservation of local distinctiveness and the protection of the built environment and rural landscape character including important views is highly</p>	Noted.	No change.

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					<p>commendable. We also commend the approaches taken in the Plan to ensuring that the design of new development takes cues from the local vernacular, thus reinforcing local distinctiveness and contributing to the conservation and enhancement of the historic environment.</p> <p>We note that the selection of sites with the potential for new housing development has been positively guided by considerable research including the Village Design Statement (2001) and the Landscape Assessment and associated stage 2 Landscape Sensitivity and Capacity Assessment (Tinkler 2013). This and other documentation produced by the Malvern Hills AONB provides a very thorough evidence base for the policies and proposals put forward.</p> <p>It is also clear that specific policies for individual development sites provide for thorough mitigation against potentially adverse impacts upon the rural and built environment including heritage assets and the Colwall conservation area.</p> <p>The consideration of development outside the Development Boundary within the rural</p>		

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					environs of Colwall is equally well thought through and well analysed and the detailed policies seeking to ensure the retention and sensitive conversion of historic farmsteads are particularly welcomed.		
Historic England 3.2			Further Policy	Comment	<p>We do have one suggestion that you may wish to consider. We note that the Plan makes it clear that the Colwall has at least medieval origins and a wealth of natural and built heritage assets. It is, therefore, likely that there will be a correspondingly rich resource of archaeological remains, both above and below ground. It is not improbable that this resource will be impacted by any new development and accordingly we would recommend the inclusion within the Neighbourhood plan of a policy to cover the appropriate treatment of archaeological remains within the planning process.</p> <p>The wording below has been adopted successfully elsewhere:</p> <p>"New development must take full account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified</p>	Accepted.	<p>Amend NDP.</p> <p>Insert additional text to NDP after Policy CD5 Farmsteads:</p> <p><u>"At Regulation 14 public consultation stage Historic England submitted comments noting that the Plan makes it clear that the Colwall has at least medieval origins and a wealth of natural and built heritage assets. Historic England went on to set out that "it is, therefore, likely that there will be a correspondingly rich resource of archaeological remains, both above and below ground. It is not improbable that this resource will be impacted by any new development and accordingly we would recommend the inclusion within the Neighbourhood Plan of</u></p>

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					and appropriately considered during development after consultation with the Herefordshire Historic Environment Record (HER). Lack of current evidence of subsurface archaeology must not be taken as proof of absence".		<p><u>a policy to cover the appropriate treatment of archaeological remains within the planning process." The consultation body suggested that the NDP could include an additional policy to protect archaeology in the parish and therefore a new policy, CD6 Protecting Archaeology has been included in the submission NDP.</u></p> <p><u>New Policy CD5 Protecting Archaeology</u></p> <p><u>New development must take full account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development after consultation with the Herefordshire Historic Environment Record (HER). Lack of current evidence of subsurface archaeology must not be taken as proof of absence."</u></p> <p><u>Renumber other policies.</u></p>

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3.3	All			Comment	Beyond those observations we have no further substantive comments to make on what Historic England considers is a very good example of community led planning. I hope you find this advice helpful.	Noted.	No change.
Severn Trent 4.1	All			Comment - General	<p>Thank you for giving Severn Trent the opportunity to comment on Colwall Neighbourhood Plan Regulation 14 Consultation.</p> <p>We have provided our comments on the attachment provided 'Colwall Sewerage Capacity (Feb 18)' regarding the site allocation potential impact on the sewerage network.</p> <p>In addition to this, we have provided further general information and advice on a separate attachment Colwall 1 Response.</p> <p>Please keep us informed as your plans develop and when appropriate we will be able to offer further comments and advice.</p>	Noted.	No change
4.2			CD2 Site 1	Comment	Colwall Draft Neighbourhood Plan, Sewerage Capacity Site 1 Old School Site 14 Colwall Known network constraints	<p>Noted.</p> <p>These matters should be addressed through the development management</p>	No change.

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					There are known hydraulic sewer flooding issues downstream of these developments. Modelling will be required to assess and determine any capacity improvements. Assumed connectivity Existing connection to school Surface water disposal Surface water should be managed onsite by implementing SUDs Potential impact on sewerage infrastructure Medium (Subject to Hydraulic modelling)	process as and when a planning application comes forward.	
4.3			CD3 Site 2	Comment	Known network constraints There are known hydraulic sewer flooding issues downstream of these developments. Modelling will be required to assess and determine any capacity improvements. Assumed connectivity Gravity sewer in Old Church Road Surface water disposal Surface water should be managed onsite by implementing SUDs Potential impact on sewerage infrastructure Medium (Subject to Hydraulic modelling)	Noted.  These matters should be addressed through the development management process as and when a planning application comes forward.	No change.
4.4				Comment - General	Colwall Neighbourhood Plan Regulation 14 Consultation	Noted.	No change.

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					<p>Thank you for the opportunity to comment on your consultation. Please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice.</p> <p>For your information we have set out some general guidelines that may be useful to you.</p> <p>Position Statement            As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and site specific locations are confirmed by local councils, we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues. Where we consider there may be an issue we would discuss in further detail with the Local Planning Authority. We will complete any</p>	<p>These are detailed matters and should be addressed through the development management process as and when a planning application comes forward.</p>	

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					<p>necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid making investments on speculative developments to minimise customer bills.</p> <p><b>Sewage Strategy</b>            Once detailed plans are available and we have modelled the additional capacity, in areas where sufficient capacity is not currently available and we have sufficient confidence that developments will be built, we will complete necessary improvements to provide the capacity. We will ensure that our assets have no adverse effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works.</p> <p><b>Surface Water and Sewer Flooding</b>            We expect surface water to be managed in line with the Government's Water Strategy, Future Water. The strategy sets out a vision for more effective management of surface water to deal with the dual pressures of climate change and housing development. Surface water needs to be managed sustainably. For new developments</p>		



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					<p>we would not expect surface water to be conveyed to our foul or combined sewage system and, where practicable, we support the removal of surface water already connected to foul or combined sewer.</p> <p>We believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past, even outside of the flood plain, some properties have been built in natural drainage paths. We request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers.</p> <p>To encourage developers to consider sustainable drainage, Severn Trent currently offer a 100% discount on the sewerage infrastructure charge if there is no surface water connection and a 75% discount if there is a surface water connection via a sustainable drainage system. More details can be found on our website <a href="https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-andguidance/infrastructure-charges/">https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-andguidance/infrastructure-charges/</a></p> <p>Water Quality</p>		

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					<p>Good quality river water and groundwater is vital for provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that water quality of supplies are not impacted by our or others operations. The Environment Agency's Source Protection Zone (SPZ) and Safe Guarding Zone policy should provide guidance on development. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.</p> <p>Water Supply            When specific detail of planned development location and sizes are available a site specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts. We would not anticipate capacity problems within the urban areas of our network, any issues can be addressed through reinforcing our network. However, the ability to support significant development in the rural areas is likely to have a greater impact and require</p>		

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					<p>greater reinforcement to accommodate greater demands.</p> <p>Water Efficiency            Part G of Building Regulations specify that new homes must consume no more than 125 litres of water per person per day. We recommend that you consider taking an approach of installing specifically designed water efficient fittings in all areas of the property rather than focus on the overall consumption of the property. This should help to achieve a lower overall consumption than the maximum volume specified in the Building Regulations.            We recommend that in all cases you consider:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Single flush siphon toilet cistern and those with a flush volume of 4 litres.</li> <li><input checked="" type="checkbox"/> Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute.</li> <li><input checked="" type="checkbox"/> Hand wash basin taps with low flow rates of 4 litres or less.</li> <li><input checked="" type="checkbox"/> Water butts for external use in properties with gardens.</li> </ul> <p>To further encourage developers to act sustainably Severn Trent currently offer a 100% discount on the clean water infrastructure charge if properties are built so consumption per person is 110 litres</p>		

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					<p>per person per day or less. More details can be found on our website  <a href="https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-andguidance/infrastructure-charges/">https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-andguidance/infrastructure-charges/</a></p> <p>We would encourage you to impose the expectation on developers that properties are built to the optional requirement in Building Regulations of 110 litres of water per person per day.</p> <p>We hope this information has been useful to you and we look forward in hearing from you in the near future.            Yours sincerely</p>		
Sport England 5.1	All			Comment - General	<p>Thank you for consulting Sport England on the above neighbourhood plan.</p> <p>Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities.</p> <p>Encouraging communities to become more physically active through walking, cycling,</p>	Noted.	No change.

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					<p>informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 73 and 74. It is also important to be aware of Sport England’s statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England’s playing fields policy is set out in our Planning Policy Statement: ‘A Sporting Future for the Playing Fields of England’.  <a href="http://www.sportengland.org/playingfieldspolicy">http://www.sportengland.org/playingfieldspolicy</a></p>		

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5.2			Map 5 CF2	Comment	<p>The following comments are provided specifically to the proposed policies in the draft Neighbourhood Plan:</p> <p>1. It is noted that various sports facilities are included in Map 5 and policy CF2 as safeguarded open space including Colwall Cricket Club and Walwyn Recreation Ground which is supported. However, there are also playing fields and associated facilities at The Downs School, Brockhill Road and The Old School site which have not been included. Sport England considers that these sites should also be included within map 5 and policy CF2 to ensure that there is appropriate protection of these facilities in accordance with paragraph 74 of the NPPF.</p>	<p>Partially accepted.</p> <p>Amend Map 5 and Policy CD3 to include playing fields and associated facilities at The Downs School, Brockhill Road.</p> <p>The sports and recreation facilities at Site 1 The Old School Site have been replaced with new facilities at the new school site.</p>	<p>Amend NDP.</p> <p>Amend Map 5: <u>Add playing fields and associated facilities at The Downs School, Brockhill Road to Map 5.</u></p> <p>Amend Policy CF2: <u>add 11. playing fields and associated facilities at The Downs School, Brockhill Road</u></p> <p>Amend Table 2: <u>Add inset additional inset map showing location of facilities to Table 2.</u></p>
5.3			CF2	Comment	<p>2. The wording of policy CF2 should be refined to more appropriately reflect the guidance in paragraph 74 of the NPPF regarding the protection of existing open space, sports and recreation buildings and land.</p> <p>It is suggested that a 2nd sentence is added to paragraph 1 to state that "Development of existing open space, sports and recreation buildings and land will not be permitted unless an assessment has been</p>	<p>Accepted.</p> <p>Amend CF2 as suggested.</p>	<p>Amend NDP.</p> <p>Amend Policy CF2. Insert 2nd sentence to paragraph 1: <u>"Development of existing open space, sports and recreation buildings and land will not be permitted unless an assessment has been undertaken which has clearly demonstrated they are</u></p>

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					undertaken which has clearly demonstrated they are surplus, the loss resulting from the proposed development would be replaced by equivalent or better provision in quantity and quality in a suitable location or that the development is for alternative sports and recreation, the needs for which outweigh the loss".		<u>surplus, the loss resulting from the proposed development would be replaced by equivalent or better provision in quantity and quality in a suitable location or that the development is for alternative sports and recreation, the needs for which outweigh the loss."</u>
5.3			CF2	Support	The 2nd part of the policy which supports development of new sports facilities is supported, subject to making it clear that such development must meet the criteria set out above in accordance with paragraph 74 of the NPPF.	Accepted.  Insert further wording to policy as suggested.	Amend NDP.  Amend Policy CF2.  Insert additional criterion 4 to second part of policy:  <u>4. New development meets the criteria set out in paragraph 1 above in accordance with paragraph 74 of the NPPF.</u>
5.4			CD2 Site 1	Comment	3. In relation to the Old School site (policy CD2), the yellow area identified for development includes the school netball court, but excludes the school buildings' themselves and the associated playing field to the east.	Noted.  The sports and recreation facilities at Site 1 The Old School Site have been replaced with new facilities at the new school site.	Changes as described below.

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					<p>It is therefore unclear if the school buildings and/or the playing field are also proposed for development?</p> <p>In the absence of an assessment that demonstrates there to be a surplus of playing field provision:</p> <p>i) If the school and the associated playing field are to be retained, such that only the netball court is to be developed, this should be subject to retaining appropriate access to the playing field from the school to ensure its continued accessibility for use, and making appropriate mitigation for the loss of the netball court in the form of replacement provision equivalent or better in quantity or quality in a suitable location in accordance with paragraph 74 of the NPPF.</p> <p>ii) If the school, including the netball court is to be re-developed, but the playing field retained, this raises a concern that there will no longer be a building suitable for changing and will potentially remove access to the playing field. To address this the policy should make appropriate provision for providing a suitable access and alternative changing facilities for use of the playing field in</p>	<p>The new school's playing fields/outdoor areas are at the new school. No use of the old ones is intended and the whole of the site including the school building is being recommended for housing development.</p>	<p>The yellow shading on the 'Site 1 Old School Site' should have included the old school building. The intention is for the whole site including the school building to be developed for housing. Also the adjacent track should be removed from the Site as it is not part of the same ownership. Consequently changes need to be made throughout the Plan to accord with this.</p>



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					<p>order to facilitate the continued use of the playing field and appropriate mitigation for the loss of the netball court in the form of replacement provision equivalent or better in quantity or quality in a suitable location in accordance with paragraph 74 of the NPPF.</p> <p>iii) If the school, including the netball court and the playing field are all to be re-developed, the policy should make appropriate provision for mitigation in the form of replacement provision equivalent or better in quantity or quality in a suitable location in accordance with paragraph 74 of the NPPF.</p>		
					In the absence of amendments to the policy to address the above, Sport England wishes to object to the allocation of this site for development due to the loss of playing field, which is not in accordance with Sport England's policy objective to protect existing sports facilities or the guidance in paragraph 74 of the NPPF.		
5.5	All			Comment - General	In addition to these specific comments, Sport England provides the following general comments:	Noted.  The Herefordshire Playing Pitch	No change.

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					<p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.</p> <p><a href="http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/">http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/</a></p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 74 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities.</p> <p>A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any</p>	<p>Assessment 2012 is noted in the Environmental Report.</p> <p>The study updates components of the Herefordshire and Worcestershire Sports Facilities Framework 2010 such as updating population forecasts, setting local standards for synthetic turf pitches and grass playing fields within Herefordshire.</p> <p>It identifies any current gaps in provision, and looks forward to 2031 to assess what facilities are likely to be required by that date.</p> <p>In terms of Colwall parish itself, the study reveals that there is:</p>	

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					<p>such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.</p> <p><a href="http://www.sportengland.org/planningtoolsandguidance">http://www.sportengland.org/planningtoolsandguidance</a></p>	<p>8ha of playing pitches, 6.2 ha of which is with secured community access.</p> <p>This includes Colwall Primary School, The Downs School, Colwall Playing fields and Colwall Cricket Ground.</p> <p>All pitches are assessed as excellent apart from Colwall playing fields which falls below Sport England minimum standard.</p> <p>The Environmental Report forms part of the evidence base for the NDP. It does not identify a need for further provision.</p>	

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					If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes. <a href="http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/">http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</a>		
5.6				Comment - General	<p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered.</p> <p>Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing</p>	<p>Noted.</p> <p>This will be considered as and when planning applications for new housing come forward. The development management process will include negotiations for additional provision in accordance with the policies in the Core Strategy. The Parish Council will work closely with Herefordshire Council to identify and provide for new provision where required.</p>	No change.

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					<p>section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities.</p> <p>Sport England’s Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8:  <a href="https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities">https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</a></p>		

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					<p>PPG Health and wellbeing section:  <a href="https://www.gov.uk/guidance/health-and-wellbeing">https://www.gov.uk/guidance/health-and-wellbeing</a>            Sport England's Active Design Guidance:  <a href="https://www.sportengland.org/activedesign">https://www.sportengland.org/activedesign</a>            (Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)            If you need any further advice, please do not hesitate to contact Sport England using the contact details below.            Yours sincerely</p>		
6.0 Environment Agency	All			Comment	<p>COLWALL DRAFT NEIGHBOURHOOD PLAN            I refer to your email of the 1 February 2018 in relation to the above Neighbourhood Plan (NP) consultation. We have reviewed the submitted document and would offer the following comments at this time.</p> <p>As part of the recently adopted Herefordshire Council Core Strategy updates were made to both the Strategic Flood Risk Assessment (SFRA) and Water Cycle Strategy (WCS). This evidence base ensured that the proposed development in Hereford City,</p>	<p>Noted.</p> <p>The site assessment process considered flood risk.            Site 1 has a history of high groundwater. One of the old school buildings had insufficient protection against the groundwater leading to unacceptable conditions and, in part, led</p>	No change.

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					<p>and other strategic sites (Market Towns), was viable and achievable. The updated evidence base did not extend to Rural Parishes at the NP level so it is important that these subsequent plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth for the duration of the plan period.</p> <p>We would not, in the absence of specific sites allocated within areas of fluvial flooding, offer a bespoke comment at this time. You are advised to utilise the attached Environment Agency guidance and pro-forma which should assist you moving forward with your Plan.</p> <p>However, it should be noted that the Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with your drainage team as the Lead Local Flood Authority (LLFA).</p> <p>I trust the above is of assistance at this time. Please can you also copy in any future correspondence to my team email address at SHWGPlanning@environmentagency.</p>	<p>to the relocation of the school.          This is recognised in the Plan in Draft Policy 11 which states; Development should take into account existing surface water flooding and drainage issues associated with the site.</p>	

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					gov.uk  See also attached pdfs: Environment Agency consultation pro-forma Version 4, January 2018 and Herefordshire Council Neighbourhood Plan – Environment Agency Consultation Waste Water Information.		
7.1 Natural England	All			Comment - General	Planning consultation: Colwall Neighbourhood Plan – Regulation 14 Consultation  Thank you for your consultation on the above document which was received by Natural England on 02 February 2018. Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.	Noted.	No change.
7.2	All			Comment / Support	Natural England has reviewed the Colwall Neighbourhood Plan and would like to make the following comments: <input type="checkbox"/> Natural England notes the allocation of housing sites within the plan area, falling within	Noted.	No change.



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					<p>the Malvern Hills AONB and supports the adoption of a landscape sensitivity and capacity approach to the allocation of these sites.</p> <p><input type="checkbox"/> Natural England recommends that reference is retained to the Malvern Hills AONB's "Guidance on Building Design" document to ensure development within the plan area is of an appropriate scale and design.</p> <p><input type="checkbox"/> Natural England supports the policies relating to green infrastructure (GI) and biodiversity contained within the policy wording of the plan.</p>		
7.3	All			Comment	<p>Additional information</p> <p>The attached annex may be of use to you; it sets out sources of environmental information and some natural environment issues you may wish to consider as you develop your neighbourhood plan or order.</p> <p>Strategic Environmental Assessment</p> <p>Where Neighbourhood Plans could have significant environmental effects, they may require a Strategic Environmental Assessment (SEA) under the Environment Assessment of Plans and Programmes Regulations 2004. Further guidance on deciding whether the proposals are likely to</p>	<p>Noted.</p> <p>The SEA / HRA process is being undertaken by Herefordshire Council on behalf of the parish council.</p>	No change.

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					<p>have significant environmental effects and the requirements for consulting Natural England on SEA are set out in the National Planning Practice Guidance at:  <a href="http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessmentand-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans">http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessmentand-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans</a></p> <p>Habitats Regulations Assessment            Where a neighbourhood plan could potentially affect a European protected site, it will be necessary to screen the plan in relation to the Conservation of Habitats and Species Regulations (2010), as amended (the 'Habitats Regulations'). One of the basic conditions that will be tested at Examination is whether the making of the plan is compatible with European obligations and this includes requirements relating to the Habitats Directive, which is transposed into the Habitats Regulations.</p> <p>In accordance with Schedule 2 of The Neighbourhood Planning (General) Regulations 2012, a neighbourhood plan cannot be made if the likelihood of significant effects on any</p>		

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					<p>European Site, either alone (or in combination with other plans and projects) cannot be ruled out.            Therefore, measures may need to be incorporated into the neighbourhood plan to ensure that any likely significant effects are avoided in order to secure compliance with the Regulations. A screening exercise should be undertaken if there is any doubt about the possible effects of the plan on European protected sites. This will be particularly important if a neighbourhood plan is to progress before a local plan has been adopted and/or the neighbourhood plan proposes development which has not been assessed and/or included in the Habitats Regulations Assessment for the local plan.</p> <p>We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.</p> <p>For any queries relating to the specific advice in this letter only please contact Tom Amos on 02080 260961. For any new consultations, or to provide further information on this consultation please</p>		

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					send your correspondences to consultations@naturalengland.org.uk. We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service. Yours sincerely		
Network Rail 8.0	All			Comment - General	<p>Thank you for consulting us on the Colwall Dra<sup>n</sup> Neighbourhood Plan. This email forms the basis of our response.</p> <p>As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It is therefore appropriate to require developer contributions to fund such improvements.</p> <p>Network Rail is a statutory undertaker responsible for maintaining and operating the country's railway infrastructure and associated estate. Network Rail owns, operates, maintains and develops the main rail network. This includes the railway tracks, stations, signalling systems, bridges, tunnels, level crossings and viaducts. The preparation of development plan</p>	<p>Noted.</p> <p>These are largely detailed matters which will be dealt with through the development management process as and when planning applications come forward.</p>	No change.

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					<p>policy is important in relation to the protection and enhancement of Network Rail's infrastructure.</p> <p>As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It is therefore appropriate to require developer contributions to fund such improvements.</p> <p>Level Crossings            There are several level crossings in the plan area as follows: -</p> <ul style="list-style-type: none"> <li>· Colwall Green level crossing is a footpath crossing.</li> <li>· Cummings 2 level crossing is a footpath crossing.</li> <li>· Cradley Brook level crossing is a footpath crossing.</li> <li>· Cummings 1 level crossing is a footpath crossing.</li> </ul> <p>Any development of land which would result in a material increase or significant change in the character of traffic using a rail crossings should be refused unless, in consultation with Network</p>		

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					<p>Rail, it can either be demonstrated that the safety will not be compromised, or where safety is compromised serious mitigation measures would be incorporated to prevent any increased safety risk as a requirement of any permission. Network Rail has a strong policy to guide and improve its management of level crossings, which aims to; reduce risk at level crossings, reduce the number and types of level crossings, ensure level crossings are fit for purpose, ensure Network Rail works with users / stakeholders and supports enforcement initiatives. Without significant consultation with Network Rail and if proved as required, approved mitigation measures, Network Rail would be extremely concerned if any future development impacts on the safety and operation of any of the level crossings listed above. The safety of the operational railway and of those crossing it is of the highest importance to Network Rail.</p> <p>Councils are urged to take the view that level crossings can be impacted in a variety of ways by planning proposals:</p>		

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					<p>By a proposal being directly next to a level crossing</p> <p>By the cumulative effect of development added over time</p> <p>By the type of crossing involved</p> <p>By the construction of large developments (commercial and residential) where road access to and from site includes a level crossing</p> <p>By developments that might impede pedestrians ability to hear approaching trains</p> <p>By proposals that may interfere with pedestrian and vehicle users' ability to see level crossing warning signs</p> <p>By any developments for schools, colleges or nurseries where minors in numbers may be using a level crossing.</p> <p>It is Network Rail's and indeed the Office of Rail Regulation's (ORR) policy to reduce risk at level crossings not to increase risk as could be the case with an increase in usage at the three level crossings in question. The Office of Rail Regulators, in their policy, hold Network Rail accountable under the Management of Health and Safety at Work Regulations 1999, and that risk control should, where practicable, be achieved through the elimination of level crossings in favour of bridges or diversions.</p>		

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 Section A2 (Statutory Consultees, excl HC) representations and responses

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Changes to the NDP <b>to be considered</b>
					<p>The Council have a statutory responsibility under planning legislation to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the rail volume or a material change in the character of traffic using a level crossing over a railway:-</p> <ul style="list-style-type: none"> <li>· (Schedule 5 (f)(ii) of the Town &amp; Country Planning (Development Management Procedure) order, 2010) to requires that ... where a proposed development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over the railway (public footpath, public or private road) the Planning Authority's Highway Engineer must submit details to both Her Majesty's Railway Inspectorate and Network Rail for separate approval".</li> </ul> <p>We would appreciate the Council's providing Network Rail with an opportunity to comment on any future planning policy documents. We look forward to continuing to work with you to maintain consistency between local and rail network planning strategy.</p>		



Colwall NDP Reg 14 Consultation  
Section A2 (Statutory Consultees, excl HC) representations and responses

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Changes to the NDP <b>to be considered</b>
					We trust these comments will be considered in your preparation of the forthcoming Plan documents. Yours faithfully		
Malvern Hills AONB Unit			Vision Aims	Support Support	Suggest Aim 6 wording is changed from 'To provide new housing' to 'To provide new development ...' Aim 7 - There appear to be two separate aims here and these could be split. The Unit does not support the term 'soften' with regard to landscaping. Landscaping will not necessarily always be required for new development and its aim should be to help to successfully integrate new development in its place, rather than to soften.	Accepted.  Amend Aim 6 as suggested.  Amend Aim 7 as suggested.	Amend NDP.  Amend Aim 6: <b><u>change "housing" to development</u></b> in line 1.  Amend Aim 7 to: <b><u>" To minimise light pollution and ensure new development is successfully integrated into the local context by appropriate landscaping where required"</u></b>
			CSB1	Support	Para 6.2.1 - The Unit understands why it is stated that Colwall village lies within a LCT. However, Map 6 shows the village itself to be in Type 'Urban' and this sets it apart from the rest of the parish which falls largely in the Principal Timbered Farmlands LCT. Suggest this be clarified within the text.	Accepted. Amend NDP text as suggested.	Amend NDP.  Amend 6.2.1. After "within the identified settlement boundary" insert: <b><u>"which largely lies within Landscape type Urban"</u></b> ,
			CD1	Support		Noted.	No change
			CD2	Support		Noted.	No change
			CD3	Support		Noted.	No change
			CD4	Support		Noted.	No change
			CD5	Support		Noted.	No change
			CD6	Support		Noted.	No change

Colwall NDP Reg 14 Consultation  
 Section A2 (Statutory Consultees, excl HC) representations and responses

Consultee Name Address Ref. No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council Consideration	Changes to the NDP <b>to be considered</b>
			CD7	Support	Re point 2 - suggest deletion of words 'wherever possible'. Light pollution should always be minimised.	Accepted.  Delete "wherever possible" as suggested.	Amend NDP. Amend Policy CD7 point 4: Delete "wherever possible" in second sentence in relation to light pollution.
			CH1	Support		Noted.	No change
			CF1	Support		Noted.	No change
			CF2	Support		Noted.	No change
			CF3	Support		Noted.	No change
			CRE1	Support	Suggest inclusion of text referring to the desirability of solar panels being positioned in a simple linear or symmetrical arrangement on roofs.	Noted.	No change
			App 1	Support		Noted.	No change
			Other		Congratulations to all those involved in the preparation, over a period of years, of this commendable plan, especially to John Stock and Karen Davis.	Noted.	No change

Colwall NDP Reg 14 Consultation  
Section B (Aims, Visions, Any Other and Appendix 1) representations and responses

Ref	Vote	Representation	Subject	PC Consideration	Amendments to NDP to be considered
001	n/a	Supported - particularly aim 9	Aims	Noted.	No change.
002	n/a	The aims are fine but should also include 'the prevention of suburbanisation of the village'.	Aims	Not accepted. The NDP includes detailed policies and proposals which should help to protect local character and ensure new development is sensitively sited and designed. The NDP has to "plan positively". The aims have been amended slightly in response to comments submitted by Herefordshire Council.	No change.
004	n/a	Good	Aims	Noted.	No change.
005	n/a	Support	Aims	Noted.	No change.
006	n/a	I fully support the aims	Aims	Noted.	No change.
007	n/a	The new builds must reflect surrounding architecture as well as protecting views. See Colwall Village Design 2001?	Aims	Accepted. The NDP draws on information in the Colwall Village Design Statement - see Section 6.2 as well as other documents such as guidance prepared by the Malvern Hills AONB.	No change.
009	n/a	No good	Aims	Noted	No change.
010	n/a	Agreed	Aims	Noted.	No change.
011	n/a	I support the settlement boundary initiative. I believe the remaining aims recognise that Colwall needs to move with the times and develop, yet still retain its charm, beauty and community feel.	Aims	Noted.	No change.
013	n/a	Good	Aims	Noted.	No change.
014	n/a	Forward thinking with good aspirations	Aims	Noted.	No change.
016	n/a	We do not believe that the policies support Aim 5.	Aims	Noted.	No change.
017	n/a	All the aims are fine.	Aims	Noted.	No change.
019	n/a	Approve... protection of the environment and village critical whilst acknowledging the need for certain development	Aims	Noted.	No change.
020	n/a	Generally agree with some reservations in this response	Aims	Noted.	No change.
023	n/a	New buildings complimenting existing to preserve character.	Aims	Noted.  The NDP includes detailed policies relating to the protection of local character.	No change.

Colwall NDP Reg 14 Consultation  
 Section B (Aims, Visions, Any Other and Appendix 1) representations and responses

Ref	Vote	Representation	Subject	PC Consideration	Amendments to NDP to be considered
025	n/a	Aims are laudable but given present suggestions not all can be achieved, in particular Aim 3. Over building in any area (more than 9 properties) will prevent views of natural landscape between properties.	Aims	Noted. Comment re Aim 3 is not accepted. The NDP has to plan for a minimum housing target as required by the adopted Herefordshire Core Strategy. The NDP includes policies which set out detailed design guidance to help protect views, landscape setting and built heritage.	No change.
026	n/a	The vision is completely against the views of the residents of Colwall. It is in an Area of Outstanding Natural Beauty and should be kept that way, not to build a mini housing estate. As far as I can see this would be outside the Colwall boundary and we were told that this would not happen when we were at the meeting. Apart from blotting our beautiful landscape which is walked on by many Colwall residents and admired by many visitors when they are walking on the hills. It would put many more vehicles onto Old Church Road and Stone drive. At the moment Old Church road is busy with traffic from other housing but also it can be traffic from outside the village using it as a short cut to Malvern and often driving too fast along a narrow road which has no footpaths for most of its length. It is bad enough at the moment trying to walk down the road but with the addition of more housing and builders traffic it could become extremely dangerous. The old bottling plant is still sitting empty and could be used to build houses on and the entry would come off the Walwyn Road. The old school could also be utilised for some housing and what happened to the housing to be built by the new school.	Aims	Not accepted. It has always been made clear that the footprint of the village would need to expand – otherwise there would no need for a revised settlement boundary as proposed in the Plan.  The designation of Conservation Area does not preclude new development and neither does the AONB status.  The NPPF (2018), which is to be read as a whole, requires development plans to <i>positively seek opportunities to meet the development needs of their area</i> (para 11a). The development needs for Herefordshire are set out in the Core Strategy where Colwall is identified as a Local Centre and is listed in the “ <i>settlements which will be the main focus of proportionate housing</i> ” (Fig 4.14). Great weight has been given to the AONB and Conservation Area by means of the LSCA but it can only be in the context of providing the necessary development.  The NDP has to plan for a minimum housing target as required by the adopted Herefordshire Core Strategy. The Parish Council recognises that the parish lies within the AONB and has worked closely with officers from the AONB to prepare detailed	No change.

Colwall NDP Reg 14 Consultation  
Section B (Aims, Visions, Any Other and Appendix 1) representations and responses

Ref	Vote	Representation	Subject	PC Consideration	Amendments to NDP to be considered
				<p>policies to help protect views, landscape setting and built heritage.</p> <p>The process to identify the most appropriate areas for development has included detailed work on a Landscape Sensitivity and Capacity Assessment. This identified some areas as more appropriate for development than others in terms of landscape impact, but recognises that development in all areas around the former settlement boundary will have some impact.</p> <p>The NDP supports measures to improve accessibility by walking and cycling and links to public transport. Policies have been strengthened following comments from Herefordshire Council.</p> <p>The NDP also addresses traffic management in a separate section as this is not a planning policy matter.</p> <p>The old school site is proposed for housing. The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account.</p>	
027	n/a	<p>Suggest Aim 6 wording is changed from 'To provide new housing' to 'To provide new development ...'</p> <p>Aim 7 - There appear to be two separate aims here and these could be split. The Unit does not support the term 'soften' with regard to landscaping. Landscaping will not necessarily always be required for new development and its aim should be to help to successfully integrate new development in its place, rather than to soften.</p>	Aims	<p>Accepted.</p> <p>Amend Aim 6 as suggested.</p> <p>Amend Aim 7 as suggested.</p>	<p>Amend NDP.</p> <p>Amend Aim 6: <b><u>change "housing" to development</u></b> in line 1.</p> <p>Amend Aim 7 to:</p>

Colwall NDP Reg 14 Consultation  
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Ref	Vote	Representation	Subject	PC Consideration	Amendments to NDP to be considered
					<b><u>" To minimise light pollution and ensure new development is successfully integrated into the local context by appropriate landscaping where required"</u></b>
032	n/a	The aims seem reasonable.	Aims	Noted.	No change.
033	n/a	No comment	Aims	Noted.	No change.
037	n/a	To preserve the landscape and minimise visual impact of new development	Aims	Noted. These are addressed in Aims 3 and 4.	No change.
038	n/a	To preserve and enhance the landscape and to minimise the visual impact of new development. To provide new and affordable housing.	Aims	Noted. These are addressed in Aims 3 and 4. Aim 9 refers to a mix of housing and is addressed in Policy CH1. Provision of affordable housing is dealt with by Herefordshire Council as part of the development management process.	No change.
040	n/a	Acceptable	Aims	Noted.	No change.
041	n/a	The proposed extension of the settlement boundary to include Grovesner Farm field is contrary to Aim 5 as this is IN the Conservation Area.	Aims	Not accepted.  The designation of Conservation Area does not preclude new development and neither does the AONB status.  The NPPF (2018), which is to be read as a whole, requires development plans to <i>positively seek opportunities to meet the development needs of</i>	No change.

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Section B (Aims, Visions, Any Other and Appendix 1) representations and responses

Ref	Vote	Representation	Subject	PC Consideration	Amendments to NDP to be considered
				<p><i>their area</i> (para 11a). The development needs for Herefordshire are set out in the Core Strategy where Colwall is identified as a Local Centre and is listed in the “<i>settlements which will be the main focus of proportionate housing</i>” (Fig 4.14). Great weight has been given to the AONB and Conservation Area by means of the LSCA but it can only be in the context of providing the necessary development.</p> <p>Consequently the NDP does not limit development to areas outside the conservation area. It provides a positive and detailed planning framework to help ensure change is managed effectively and sensitively, including in the conservation area - see Policy CD1.</p>	
045	n/a	Broadly agree	Aims	Noted.	No change.
046	n/a	Aims not so clear. What are we trying to achieve practically? The general objectives do not seem to be compatible with council's wishes and constraints from developers	Aims	Not accepted. The aims provide a positive framework for the preparation of NDP policies and have been prepared through extensive public consultation.	No change.
048	n/a	Also agree with the aims of the plan	Aims	Noted.	No change.
049	n/a	I agree	Aims	Noted.	No change.
050	n/a	The Aims too are commendable. However, the current new settlement boundary which includes Grovesend Field goes against the aims, which are therefore not met.	Aims	<p>Not accepted.</p> <p>The process to identify the most appropriate areas for development has included detailed work on a Landscape Sensitivity and Capacity Assessment. The site is in an area which is considered to be more appropriate than many of the others considered.</p> <p>NDP policies provide a detailed and positive framework to help ensure new development is successfully integrated into the settlement.</p>	No change.
053	n/a	Ditto	Aims	Noted.	No change.

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Ref	Vote	Representation	Subject	PC Consideration	Amendments to NDP to be considered
054	n/a	No 4; The 'village' is ambiguous; use 'parish' instead.  Colwall Stone is not at the centre; that is Brockbury Hall.  Aim 12; to act as custodians for the very many visitors/tourists that we get. We must not destroy what they have come to see !	Aims	Not accepted. Aim 3 also refers to the "wider countryside", thereby encompassing the parish.  Aim 12 - not accepted - this is not a planning matter.	No change.
055	n/a	Fine	Aims	Noted.	No change.
057	n/a	Support	Aims	Noted.	No change.
060	n/a	I'm fully in accord. Herefordshire Council must allow us every opportunity to capitalise on the brown field sites before venturing anywhere near green fields, especially the green lung of Grovesend Field. Herefordshire has missed an opportunity by not taking the Parish Council's suggestion of maximising use of development land behind the Thai Restaurant. 9 new houses instead of a mix of 26?	Aims	Noted.	No change.
061	n/a	I agree with the Aims contained in the plan	Aims	Noted.	No change.
062	n/a	I agree with the aims	Aims	Noted.	No change.
063	n/a	Agree	Aims	Noted.	No change.
064	n/a	I support the aims	Aims	Noted.	No change.
065	n/a	Suggest one of the aims includes reference to provision of housing to meet the needs of the existing population i.e. affordable for our families and not just £600k+ homes which bring in more people from outside	Aims	Accepted.  Amend Aim 9 to refer to affordable housing.	Amend NDP.  Amend Aim 9.to: " <b><u>To allow young people, disabled, elderly and infirm residents the opportunity of remaining part of the</u></b>



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Section B (Aims, Visions, Any Other and Appendix 1) representations and responses

Ref	Vote	Representation	Subject	PC Consideration	Amendments to NDP to be considered
					<b><u>community by providing a mix of housing, including more affordable and smaller housing."</u></b>
067	n/a	Good	Aims	Noted.	No change.
068	n/a	Aim 1 - not sure that I agree with this as a principle. Particularly with what is essentially a non-nucleated settlement. Aim 2 -	Aims	Noted. Aim 1 has been amended following comments from Herefordshire Council.	No change.
070	n/a	I agree with the aims	Aims	Noted.	No change.
072	n/a	Support	Aims	Noted.	No change.
073	n/a	Agree	Aims	Noted.	No change.
074	n/a	Agree	Aims	Noted.	No change.
075	n/a	Agree	Aims	Noted.	No change.
077	n/a	I am content with the aims and I am pleased that there is reference to mixed housing in Aim 9. Affordable housing could be added to Aim 6.	Aims	Noted. See response to 065 above.	No change.
078	n/a	The aims should be to preserve the AONB status of the area of the village on Old Church Road and particularly the Grovesend farm site	Aims	Noted. Aim 6 refers to the AONB already and detailed policies should help to protect local character and promote high quality design in new development.	No change.
079	n/a	To stick more closely to the Village Plan, as developed by the residents, and to use Mill Lane as the main site for development.	Aims	Not accepted. The sites proposed in the NDP have been determined through the LCSA process and extensive public consultation.	No change.
080	n/a	See ref 108	Aims	See ref 108	See ref 108
081	n/a	See ref 108	Aims	See ref 108	See ref 108
082	n/a	See ref 108	Aims	See ref 108	See ref 108
083	n/a	See ref 108	Aims	See ref 108	See ref 108
084	n/a	See ref 108	Aims	See ref 108	See ref 108

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Ref	Vote	Representation	Subject	PC Consideration	Amendments to NDP to be considered
085	n/a	See ref 108	Aims	See ref 108	See ref 108
086	n/a	<p>These aims are admirable, but the simple fact is that the plan is not sustainable. Sustainability is widely described as a 'three legged stool', where environmental and social sustainability should be on a par with economic sustainability. The whole process of developing the Neighbourhood Plan has been de-railed by the insistence of Herefordshire Council that we absorb further development, ie by over-emphasis on the economic imperative of delivering new houses to increase their Council tax income. I believe it is beyond the capacity of the village to support this level of development, and hence these aims will not achieve our vision and are not in accord with Core Strategy policy RA2.</p> <p>I understand from the presentation that CPC has been in robust negotiations with the Council over this matter, but the simple fact is that continued development is not, and cannot be environmentally sustainable, in that it will always be at the expense of the loss of natural assets.</p> <p>In addition, the economics of development are such that the houses being developed are unlikely to be socially sustainable because:</p> <ul style="list-style-type: none"> <li>*Herefordshire Council has not yet brought in arrangements for the Community Infrastructure Levy, which would enable some 'profits' from development to be devolved to CPC to carry out enhancements to the village</li> <li>*development is likely to occur in parcels too small to trigger the provision of affordable housing units</li> <li>*the economics of development are such that land owners and developers want to build large 'executive' homes, rather than higher density smaller housing units which would minimise the land take and provide the types of housing we need in the village (as starter homes for</li> </ul>	Aims	<p>Comments noted.</p> <p>For the purposes of Plan Making the government sets out its vision of achieving sustainable development in its National Planning Policy Framework. This requires Plans to positively seek opportunities to meet the development needs of their area.</p> <p>The whole of the NPPF is to be interpreted in the context of providing the development. Herefordshire Council sets out the development needs of the area and where it is to be provided. This has been approved.</p> <p>Therefore environmental sustainability is considered only in the context of achieving the development.</p>	<p>Amend NDP.</p> <p>Amend Aim 3 to:  <b><u>"To preserve and enhance the landscape setting, local character, built heritage, important green spaces and natural assets of the village and wider countryside."</u></b></p> <p>Amend Policy CRE1 - final paragraph to:  <b><u>" New development should incorporate low carbon energy and energy efficiency technologies where this would be in keeping with</u></b></p>

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Ref	Vote	Representation	Subject	PC Consideration	Amendments to NDP to be considered
		<p>our youngsters, or to allow 'empty nester's to downsize, releasing some of the existing larger properties). Hence, there is no way to ensure that our aims will be in accord with policy RA2.3 of the Core Strategy.</p> <p>Aim 1: Support in principle, but its already too late!  Aim 2: This aim is impossible to achieve - suggest reword 'most appropriate' to 'least inappropriate'!</p> <p>Aim 3: insert 'natural assets' as well as green spaces (not all 'green spaces' are important for wildlife, and not all natural assets are green - one of the dangers of LSCA is the failure to discriminate between high quality grassland and mown lawns!)  Aim 4: support  Aim 5: support - but note that the draft plan fails to meet this objective -see later comments  Aim 6: I would suggest that the other documents should include the 'BREEAM UK New Construction 2018' standard to ensure that they are energy efficient</p> <p>Aim 7: support</p> <p>Recommendation:  * introduction of a new aim to protect, maintain and enhance natural assets and to ensure that loss of or damage to these assets is avoided, mitigated or (under worse case scenarios) offset.</p>		<p>Aim 1 - noted.</p> <p>Aim 2 - not accepted. NDPs have to plan positively for new development. "Most appropriate" is also clearer and more succinct than "least inappropriate".</p> <p>Aim 3 - accepted - amend wording as suggested.</p> <p>Aim 4 - noted.</p>	<p><b><u>local landscape character.</u></b>"</p> <p>No further change.</p>

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Ref	Vote	Representation	Subject	PC Consideration	Amendments to NDP to be considered
		<p>*CPC should commission further work to inform implementation of these policies to identify (from current data) key natural assets, key greenspaces and green infrastructure networks and evaluate how the Neighbourhood Plan can best protect, maintain, consolidate, connect and extend these assets.            ** an additional aim is adding relating to energy efficiency see policy 6 above</p>		<p>Aim 5 - noted.</p> <p>Aim 6 - not accepted. NDPs cannot include technical standards in policies and proposals due to a ministerial statement (Written Statement to Parliament: Planning Update, 25 March 2015 <a href="https://www.gov.uk/government/speeches/planning-update-march-2015">https://www.gov.uk/government/speeches/planning-update-march-2015</a>):  <i>Local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings....            Neighbourhood plans should not be used to apply the new national technical standards."</i></p> <p>Aim 7 noted.</p> <p>New proposed aim not accepted. This is largely covered in Aim 3 and the proposed wording is more like a policy than an aim. Core Strategy LD2 and the NPPF already provide a significant level of protection for biodiversity and natural assets and the Parish Council does not consider it necessary to carry out further studies to support a new policy.</p> <p>A requirement for BREAM would be contrary to the Planning Update 25 March 2015 (see above).</p>	
087	n/a	<p>These seem good, although it would be good to see one that addresses other criteria rather than just landscape: a criterion for judging proposed development against existing pattern, and preferring organic versus opportunist</p>	Aims	<p>Not accepted.</p> <p>The aims are wide ranging and have been agreed through extensive public consultation. Further</p>	No change.

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Ref	Vote	Representation	Subject	PC Consideration	Amendments to NDP to be considered
		infill; and one that is open to assessing development proposals in more sensitive landscape locations if it can be demonstrated that they better address other criteria (such as allowing more appropriate densities, or better fulfilling sustainability criteria, or being more acceptable to the community as a whole). Aims 8, 10 and 11 need expanding to tie them to land use aims rather than generic (however laudable) aims (eg including the words 'in allocating retail development, ...' &c)		detail such as consideration of pattern of development and landscape impact are addressed in the NDP policies.	
088	n/a	Suitable but difficult to achieve	Aims	Noted.	No change.
089	n/a	Most OK	Aims	Noted.	No change.
091	n/a	To communicate clearly	Aims	Noted. This is not a planning matter but the PC is committed to continuing to communicate and engage with residents and stakeholders using various means.	No change.
096	n/a	I agree with the aims	Aims	Noted.	No change.
097	n/a	I agree with the aims	Aims	Noted.	No change.
108	n/a	Aims  Likes Aim1: Importance of the historic Settlement Boundary and design as a fundamental element of the built heritage/settlement pattern of the Village. The historic settlement boundary and conservation area status was in place when residents moved to the village and accepted the protected designations which would rightly limit development – so it would be wrong to make these changes without further consultations. Votes to change should be compartmentalised to the residents in those areas – as per precedent set for/by the Colwall Green residents petition with respect to the Cowl Barn proposals	Aims	Noted.  Aim 1 This proposes a modification to the manner by which any changes are agreed as it states “ <i>Votes to change should be compartmentalised to the residents in those areas</i> ”  This is a fundamental change to the process determined by the Working Party and is rejected because; <ul style="list-style-type: none"> <li>• it absolves respondents from considering the bigger picture</li> <li>• implies others outside that immediate area have no valid view</li> <li>• is unlikely to end with any area being put</li> </ul>	No change.

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Ref	Vote	Representation	Subject	PC Consideration	Amendments to NDP to be considered
		<p>Aim3: Fully supportive of this aim – including all aspects of landscape and local character ie. to infrastructures including historical country roads, hedges, green spaces, resident densities and large gardens etc                      Aim4: Fully supportive of this aim – it is crucial to protect views to and from the Hills                      Aim5: Fully supportive of this aim and believe it should be Aim1 – with emphasis on Open Spaces protection as part of Green Infrastructures</p> <p>Aim7: Fully supportive of this aim including significant emphasis and importance of Green Infrastructures                      Aim8: Health &amp; Safety of the community should be paramount including road and pedestrian safety including the restraints to traffic growth given the need to preserve the heritage infrastructure and country roads. Including limiting road traffic to/from village given already congested/dangerous exits/entrances. No new access points/frontages. Sustainable drainage checks/engineering                      Aims9-11: Support these aims but they need to be subservient and secondary in priority and in context to the stipulated aims of an AONB/Conservation area which is the primary goal</p> <p>Builds or Dislikes                      Aim2: Do not believe that Colwall as within the AONB/Hereford Conservation area should have the same</p>		<p>forward</p> <ul style="list-style-type: none"> <li>The NDP as a whole will be subjected a local referendum and all those on the electoral role will be invited to vote, regardless of which part of the parish they live in.</li> </ul> <p>Aim 3 - noted.</p> <p>Aim 4 - noted.</p> <p>Aim 5 - it is not considered appropriate for Aim 5 (protection of the conservation area) to be placed as Aim 1 because the whole aim of the Plan is to provide a settlement boundary that allows the housing target to be met.</p> <p>Aim 7 - noted.</p> <p>Aim 8 – road and pedestrian safety is not a Planning matter.</p> <p>Aim 11 - noted.</p> <p>Aim 2 and Aim 6 - not accepted. The housing target for the parish has already been determined</p>	

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Ref	Vote	Representation	Subject	PC Consideration	Amendments to NDP to be considered
		<p>housing development targets/expectations as Non AONB designated areas. This has been endorsed by recent statements from the PM &amp; Sajid Javid No major housing developments – and for the avoidance of doubt - 37-House represents a major housing development (esp for an AONB) Development cannot be at the expense of the loss of Open Green spaces Why is the Housing growth target more important than protecting the Natural Beauty and heritage for current and future generations and the social, feelgood and well-being benefits that AONBs have been protected forlt is key that conservation includes the characterful infrastructure that is highly appropriate for an AONB but not for significant new housing developments single sites/growth ie, narrow country lanes/hedgerows – like Old Church Rd etc as part of the protected landscape and only supporting limited traffic</p> <p>Think that as an AONB area there are other national/county targets that are more conducive to the AONB role and value eg fit with Social Care &amp; Wellbeing, Nursing, Retirement living needs</p> <p>Aim6: Agree new housing development should be in keeping with AONB guidelines but new housing should be significantly restricted within the AONB and current/historic Settlement Boundary vs surrounding areas</p> <p>Aim8: Support the vitality aim but needs to be subservient in priority and in context to the stipulated aims of an AONB/Conservation area as the foremost objective.</p>		through the adopted Core Strategy.	
		NOTE 132- 139 NOT USED	Aims	Noted.	No change.
			Aims		
		NOTE 142 to 144 NOT USED	Aims	Noted.	No change.
			Aims		
145		See 108	Aims	See 108	See 108
146		See 108	Aims	See 108	See 108
147		See 108	Aims	See 108	See 108

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<b>Ref</b>	<b>Vote</b>	<b>Representation</b>	<b>Subject</b>	<b>PC Consideration</b>	<b>Amendments to NDP to be considered</b>
148		See 108	Aims	See 108	See 108
149		See 108	Aims	See 108	See 108
			Aims		



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Ref	Vote	Representation	Subject	PC Consideration	Amendments to NDP to be considered
001	n/a	Supported	Vision	Noted.	No change.
002	n/a	The vision is entirely reasonable.	Vision	Noted.	No change.
004	n/a	Good	Vision	Noted.	No change.
005	n/a	Support	Vision	Noted.	No change.
006	n/a	I fully support the vision for Colwall	Vision	Noted.	No change.
007	n/a	Agree to the landscape setting and local character preservation.	Vision	Noted.	No change.
009	n/a	Should not be allowed	Vision	Noted.	No change.
010	n/a	Accepted	Vision	Noted.	No change.
011	n/a	I support the neighbourhood plan in that Colwall residents want a high quality standard of living which meets our needs.	Vision	Noted.	No change.
013	n/a	Good	Vision	Noted.	No change.
014	n/a	Well balanced	Vision	Noted.	No change.
016	n/a	Fully supported	Vision	Noted.	No change.
017	n/a	This is good	Vision	Noted.	No change.
018	n/a	To get the best for colwall for the existing parishoners; Better Dr's serice; better roads better care for elderly	Vision	Noted. These are largely non planning matters.	No change.
019	n/a	Approve... good sentiment	Vision	Noted.	No change.
020	n/a	Generally agree with some reservations in this response	Vision	Noted.	No change.
022	n/a	There are plenty of other Areas suitable for houses that doesn't Impact on the traffic in old church road	Vision	Not accepted. These matters are addressed in the NDP policies and proposals and appendices.	No change.
023	n/a	Landscape and character preservation vital.	Vision	Noted.	No change.
025	n/a	a good thing to aim for	Vision	Noted.	No change.

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Ref	Vote	Representation	Subject	PC Consideration	Amendments to NDP to be considered
026	n/a	The vision is to build possibly 80 houses at Grovesend Farm.	Vision	Noted.	No change.
027	n/a	Support	Vision	Noted.	No change.
032	n/a	I accept and agree with the vision.	Vision	Noted.	No change.
033	n/a	No comment	Vision	Noted.	No change.
034	n/a	The Parish is caught between a rock and a hard place. I believe the excess building taking place in Ledbury should allow the parish to reduce its development figure. I have seen no sound explanation of why this is not considered viable by Herefordshire Council. There is a suggestion of re-zoning the site earmarked for an Elderly Care complex to take housing. I believe this needs to be taken seriously and pushed forward.	Vision	Noted. The housing requirement for the NDP is set out in the adopted Herefordshire Core Strategy. The requirement has been recalculated by Herefordshire Council to provide a more up to date figure.	No change.
037	n/a	Residents should be able to enjoy high quality of life and have access to facilities and landscapes/countryside	Vision	Noted.	No change.
038	n/a	Residents of Colwall should be able to enjoy a high quality of life with access to facilities and the landscape and countryside around the parish.	Vision	Noted.	No change.
040	n/a	Acceptable	Vision	Noted.	No change.
041	n/a	I welcome the statement that new development should be for "Local" needs. How can this aim ensure this is what happens?	Vision	Noted. The NDP policies and those in the Core Strategy should help to ensure new housing proposals include particular house sizes and tenure and include affordable housing. This will be negotiated through the development management process as and when schemes come forward.	No change.
044	n/a	Protecting our environment whilst moving the village forward into the 21st Century is crucial	Vision	Noted.	No change.
045	n/a	Broadly agree	Vision	Noted.	No change.
046	n/a	Vision quite well set out.	Vision	Noted.	No change.

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048	n/a	Agree with views stated	Vision	Noted.	No change.
049	n/a	I agree	Vision	Noted.	No change.
050	n/a	The Vision as stated is commendable.	Vision	Noted.	No change.
053	n/a	I don't know what the vision is or how to find out	Vision	Noted.	No change.
054	n/a	OK	Vision	Noted.	No change.
055	n/a	Fine	Vision	Noted.	No change.
057	n/a	We support the vision of Colwall	Vision	Noted.	No change.
060	n/a	I'm with Rory Stewart MP and the rest of this village. A neighbourhood plan is a godsend to communities who want to exercise a stake in their patch of Britain and contribute their energy & expertise to the challenges in front of us.	Vision	Noted.	No change.
061	n/a	I agree with the approach and vision contained in the plan	Vision	Noted.	No change.
062	n/a	I agree with the vision	Vision	Noted.	No change.
063	n/a	Agree	Vision	Noted.	No change.
064	n/a	I support the vision	Vision	Noted.	No change.
065	n/a	Agree	Vision	Noted.	No change.
067	n/a	Good	Vision	Noted.	No change.
068	n/a	First paragraph is anodyne and lacks ambition - it says effectively that things will not be worse than they are now. I was hoping for something a little better. Second para is OK but does not seem to carry through into aims. In particular if "built and natural heritage assets are conserved and enhanced.....by new development" etc then where is the aim to define and identify these assets?	Vision	Not accepted. The Vision has been prepared through an extensive consultation process and is widely supported by respondents at Reg 14.	No change.
070	n/a	The Vision well worded and I fully agree with this.	Vision	Noted.	No change.

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Ref	Vote	Representation	Subject	PC Consideration	Amendments to NDP to be considered
072	n/a	Support	Vision	Noted.	No change.
073	n/a	Agree	Vision	Noted.	No change.
074	n/a	Agree - concise and clear	Vision	Noted.	No change.
075	n/a	Agree	Vision	Noted.	No change.
077	n/a	I am content with the vision subject to 'local needs' including the needs of young people so that Colwall does not become an even more ageing community. To be a sustainable community as the vision states the village needs to retain a cross section of all ages - without affordable housing this could be a challenge to Colwall which already has more over 65s than the national population.	Vision	Noted. NDP policies support a range of new housing.	No change.
078	n/a	It is a good idea to have a unanimously endorsed local development plan but not at the detriment of AONB and the historic importance of the village	Vision	Noted. The local referendum requires a majority Yes vote - not unanimous support.	No change.
079	n/a	We have been told the objections to the Plan submitted by Dr Gavin Beard, regarding the unsuitability of the Grovesend site for development, and the better suitability of Mill Lane, and agree with his submission.	Vision	Noted. No change to Vision proposed.	No change.
080	n/a	See ref 108	Vision	Noted.	No change.
081	n/a	See ref 108	Vision	Noted.	No change.
082	n/a	See ref 108	Vision	Noted.	No change.
083	n/a	See ref 108	Vision	Noted.	No change.
084	n/a	See ref 108	Vision	Noted.	No change.
085	n/a	See ref 108	Vision	Noted.	No change.

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086	n/a	<p>Good in principle, but it is unclear how this vision will be delivered.</p> <p>I am concerned, and have been from the beginning, by over-reliance on Landscape Character Assessment to inform the formulation of the plan and the use of data provided by Herefordshire Council for the SEA. This is common to many of the plans I see in my professional role, so is more a criticism of guidance and direction provided by HC than of the Parish Council</p> <p>On the LSCA front, my review of the assessments for the land in and around Colwall demonstrate that, whilst this methodology appears to be robust and objective, its conclusions are largely at odds with the views of local residents who base their views on their knowledge of the sites throughout the year (rather than a single visit) and their actual value to and use by the community.</p>	Vision	<p>Noted.</p> <p>The Plan must be in general conformity to the NPPF or it will be rejected. This requires 'great weight' to be given to the landscape, hence the development and use of the Landscape Sensitivity and Capacity Assessment.</p> <p>All Neighbourhood Development Plans in, or even nearby, the Malvern Hills AONB are now using LSCAs and it has become 'best practice'. Plans have been rejected where they have not taken this approach.</p> <p>Historic England commented; This [the LSCA] and other documentation produced by the Malvern Hills AONB provides a very thorough evidence base for the policies and proposals put forward.</p> <p>Natural England commented; [NE] supports the adoption of a landscape sensitivity and capacity approach to the allocation of these sites.</p> <p>The LSCA assessor has visited Colwall in connection with the development of the NDP many times over many years and throughout the year and is able to take a balanced view from not living in the village and from knowing the whole of the area. As a result the assessor is aware of the baseline and the changes happening over time. The LSCA does factor in information provided by local people to the evidence-base, especially as it may contribute to levels of landscape and visual value.</p>	No change.

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		<p>A key issue with the LSCA is that insufficient weight has been given to the natural environment, this arises from 2 sources:            * Individuals carrying out the LSCA are not trained in the recognition of high quality habitat            * data provided by HC to inform the LSCA and the SEA is seriously out of date owing to the fact that Herefordshire Council has done nothing to review or update the Local Wildlife Site series since they were first selected in the 1990's, based on data gathered in 1978. Regrettably, this means that several sites within the village that deserve recognition as LWS, do not appear on their register. (and Colwall Orchard Group had to provide the information on the location of the orchards in the village).</p> <p>Both issues are amply demonstrated in the LSCA of site 16A, off Redland Drive which is extremely high quality grassland, probably of SSSI quality, and certainly completely inappropriate as a site for development.</p> <p>In addition, there is frequent referent to green space and green infrastructure, with no reference to a clear definition of these terms or delineation of the existing 'green infrastructure' of the village. As with LSCA, this is a landscape term, which has little bearing on the natural/wildlife quality of 'greenspace' and hence protection of 'green space' is not the equivalent to protection of natural assets.</p>		<p>A variety of different sources is used to inform the baseline study including Defra's 'MAGIC' website which maps nationally designated sites / areas, protected species, priority habitat inventory sites etc. Local designations and features of importance, and observations on site are also included.</p> <p>Although not a qualified ecologist, the assessor has carried out Phase 1 habitat surveys for organisations such as the Environment Agency, and works alongside ecologists, so has an excellent working knowledge of habitat identification.</p> <p>The process of identifying habitats worthy of protection and notifying the relevant bodies is beyond the scope of the LSCA.</p> <p>The SEA is provided to the parish council by Herefordshire Council.</p> <p>Area 16A forms less than 3% of the area of the field. This minimal loss is offset by the lack of damage to other environmental matters.</p> <p>This could be an aspiration for the future if the community considered it was an appropriate use of their money.</p>	

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		Hence, I have no confidence that the plan can reasonably be used to defend or enhance our natural assets, as set out in this vision.			
087	n/a	This remains too unspecific: it could be a vision for anywhere. What identifies it as specifically Colwall? Colwall-specific elements in a vision would include: a village where development has not damaged/enhanced views in and out of the Malvern Hills and Oyster Hill; a village that has sought to allow new development to occur organically rather than as opportunist infill of special places; development that has sustainably engaged with the variety of locally-used building materials in the existing buildings within the village including timber and half timber; Malvern granite; Silurian mudstone; etc. rather than a sea of red brick. I don't see that access to local facilities and services has any place in a land use plan.	Vision	Noted.  The Vision provides a broad, overarching statement as a framework for the NDP policies and proposals. The aims and policies provide more locally specific detail in relation to Colwall, including guidance for materials.  Promoting good accessibility for all is a land use planning matter.	No change.
088	n/a	Vision seems reasonable	Vision	Noted.	No change.
089	n/a	Most of it OK	Vision	Noted.	No change.
091	n/a	To live together peacefully.	Vision	Noted.  This is not a planning matter.	No change.
096	n/a	I agree with the visions	Vision	Noted.	No change.
097	n/a	I agree with the visions	Vision	Noted.	No change.
		NOTE 132- 139 NOT USED		Noted.	No change.
				Noted.	No change.

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		NOTE 142 to 144 NOT USED			
145	n/a	See 108		Noted.	No change.
146	n/a	See 108		Noted.	No change.
147	n/a	See 108		Noted.	No change.
148	n/a	See 108		Noted.	No change.
149	n/a	See 108		Noted.	No change.
174		See elsewhere		Noted.	No change.
108	n/a	<p>Vision</p> <p>Likes It is a good thing to have a unanimously endorsed local development plan Really supportive the main goal for the conservation of the built and natural heritage for the nation and county AONBs and Conservation Areas have important social care and well-being benefits for locals and visitors that need to continue to be protected Hereford Council further designated Old Church Rd and Grovesend Farm field as part of a key conservation area as recently as 2001 with English Heritage Built &amp; Natural heritage to be conserved – Old Church Rd and Grovesend Farm field have characteristics that should have protected status as a key village minor country lane and Green space Importance of Access and Safe Access including considering the additional limitations on AONB appropriate infrastructures ie. Country roads/lanes and limiting traffic. Any housing developments should only be via Main/Major roads</p>	Vision	<p>Noted.</p> <p>The designation of Conservation Area does not preclude new development and neither does the AONB status.</p> <p>The NPPF (2018), which is to be read as a whole, requires development plans to <i>positively seek opportunities to meet the development needs of their area</i> (para 11a). The development needs for Herefordshire are set out in the Core Strategy where Colwall is identified as a Local Centre and is listed in the “<i>settlements which will be the main focus of proportionate housing</i>” (Fig 4.14).</p>	No change.



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Ref	Vote	Representation	Subject	PC Consideration	Amendments to NDP to be considered
		Need to protect exceptional landscapes (to be protected) – including protected infrastructures incl green spaces and current/future GI The ‘no major housing developments in an AONB’ requirement needs to be strictly adhered too Acknowledge and accept as a houseowner/landowner in an AONB/Conservation Area that any development should be strictly limited in the expectation that other private land and property owners do the same		Great weight has been given to the AONB and Conservation Area by means of the LSCA but it can only be in the context of providing the necessary development.  The National Planning Policy Framework (NPPF) (July 2018) defines ‘major development’ of housing as 10 or more but footnote 55 specifically excludes this definition for the purposes of paragraphs 172 and 173 which cover AONBs and other designated landscapes. Consequently, it is for the planning officer to make this assessment. HC Planning has reviewed the NDP and does not consider the large development proposed at the Grovesend Farm site to be a ‘major development’ in the context of the NDP.	

Ref	Vote	Representation	Subject	PC Consideration	Amendments to NDP to be considered
002	n/a	Generally reasonable.	Any Other	Noted.	No change.
013	n/a	Thank you to those who have struggled with the byzantine planning bureaucracy to put this plan together. In almost all respects I think this is a very good plan but I would just reiterate that a more proactive approach is needed if we are to get a good balance between achieving the housing targets and maintaining the character of our lovely village.	Any Other	Noted.	No change.
014	n/a	The old bottling plant, which is a brownfield site, should be used for housing to reduce to a minimum any need for new housing on the old school site. This would also allow the open land alongside the old School to be new "green space" and not be developed. It would also allow more sympathetic	Any Other	Noted.  The former bottling plant now has planning consent for 26 apartments and	No change.

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Ref	Vote	Representation	Subject	PC Consideration	Amendments to NDP to be considered
		development of the Grovesend site, to reduce any visual impact.		5 houses which will be taken into account.	
019	n/a	General view is that the housing developments need to go somewhere... task is to find the least worst option. Excellent work by the group on an impossible task... thank you to all involved	Any Other	Noted.	No change.
020	n/a	Whilst I accept that there needs to be development and improvements within the Colwall Settlement Boundary, the Boundary should not be increased any further than can be sustained without the need for major road access rebuilding within the existing Boundary. We have been given no reasons for the Hereford Council decision to exclude the development next to the new school and it seems that the Grovesend Field site has been included now in desperation in order to satisfy the needs of Hereford. There should be further full determinations of existing potential sites within the Village Boundary. It should, therefore, be absolutely plain that I am totally opposed to the Grovesend Field potential development in its present form and that the "Nursing Home site should be developed as housing.	Any Other	<p>Noted.</p> <p>HC initially proposed a mixed development of a school and housing and this was the scheme taken to public consultation. Subsequently, after the Mill Lane site had been selected for the school, HC decided to only build the school, so no houses were built. The new school changed the landscape character of the surrounding land and, as a result, the LSCA had to be amended. In the reassessed LSCA the capacity of the land to the west of the school changed to the lowest level, hence no development is proposed in the Plan.</p> <p>The former settlement boundary has had to be revised in order to accommodate the required housing target as set out in the adopted Herefordshire Core Strategy. The Grovesend Site is constrained but was identified through the LSCA process.</p> <p>The former bottling plant now has planning consent for 26 apartments and</p>	No change.

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				5 houses which will be taken into account but does not satisfy the target.	
025	n/a	<p>There are other areas in the village that could/should be developed:</p> <p>1. land adjacent to the new school . I believe that this was initially proposed and given that it links to the centre of the village by the new pathways and has had lots of money spent on improving the road connection ,surely it should remain a possibility. to claim that it can not be built on as it is visible from the hills seems unjustifiable as the new school is visible and any houses in Colwall Green on the old site would be too.</p> <p>2. The "brown field " site of the old bottling factory. this is at the heart of the village and should surely be considered before building on green field sites ( eg the field next to the old school in Colwall Green, which is far from the centre.</p> <p>it would also allow housing density to be reduced at Grovesend Farm and Colwall Green sites , so allowing for more sympathetic development .</p>	Any Other	<p>Noted.</p> <p>HC initially proposed a mixed development of a school and housing and this was the scheme taken to public consultation. Subsequently, after the Mill Lane site had been selected for the school, HC decided to only build the school, so no houses were built. The new school changed the landscape character of the surrounding land and, as a result, the LSCA had to be amended. In the reassessed LSCA the capacity of the land to the west of the school changed to the lowest level, hence no development is proposed in the Plan.</p> <p>The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account.</p>	No change.
027	n/a	<p>Congratulations to all those involved in the preparation, over a period of years, of this commendable plan, especially to John Stock and Karen Davis.</p>	Any Other	Noted.	No change.
029	n/a	<p>Grovesend Field has significant drainage problems, which I feel will cause difficulties for the proposed construction. Forestry harvesting had to be abandoned near the ice works approx 3-5 years ago because of transport problems off and on to Old Church Road. Using Old Church Road is a constant hazard weather by pedestrians, cars or industrial/commercial vehicles which is frequent.</p>	Any Other	<p>Noted.</p> <p>Colwall is a rural area and much of the village is accessed by narrow country lanes.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the</p>	No change.

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				Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."	
030	n/a	<p>Please note the following error: Para 6.1.9 (Page 24) refers to FIVE modest extensions to the former settlement boundary, despite the extension around Area 19 (Cowl Barn Lane) having been removed. Map 4 correctly shows only FOUR extensions.</p> <p>Section 4.21 refers to a meeting on 24 March regarding the LSCA findings for Area 19. The inference is that this was a meeting between Cowl Barn Lane residents and representatives of the Parish Council. In fact, residents met with the Parish Council Clerk (who took minutes) and Carly Tinkler who chaired the meeting. Residents who attended the meeting considered this to be an unsatisfactory format for the meeting as we were primarily criticising the standard of Ms Tinkler's work.</p> <p>Subsequent changes to LSCA for Area 19 (2018) included some of the points that we raised (e.g. existence of 16th C listed building and a historic track) but still fails to acknowledge the track as being very extensively used by local and visiting walkers, and still maintains that area 19 is only visible from the hills by the "occasional glimpse" (actually 1.5 Km of the hill ridge walk!!!) The overall LSCA grading for Area 19 has not changed, despite it being very questionable in the first place.</p> <p>Being mindful of the potential for the LSCA to be used in future planning, full records of our detailed appraisal of the LSCA for</p>	Any Other	<p>Noted.</p> <p>Amend 6.1.9 as suggested.</p> <p>Para 4.21 does not refer to meetings with the parish council per se but this could be clarified in the text.</p> <p>Other comments refer to the LSCA process.</p>	<p>Amend NDP.</p> <p><b><u>Amend para 6.1.9 to refer to four extensions.</u></b></p> <p><b><u>Amend 4.21 last sentence to: "A meeting was held with residents of Cowl Barn Lane and the landscape consultant on 24 March 2016 regarding the LSCA findings in their area."</u></b></p> <p>No further change.</p>

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Ref	Vote	Representation	Subject	PC Consideration	Amendments to NDP to be considered
		Area 19 and associated correspondence with the Parish Council have all been copied and retained by residents.			
032	n/a	<p>We understand the need for development and support a well considered development plan. Of concern is the back up proposal for Grovesend Field. The development of a greenfield site should only be considered in the most extreme of circumstances - we have the former bottling plant ready for development plus the old primary school.</p> <p>To develop on farmland at this stage would be a great shame. Of secondary but enormous concern is the traffic - Old Church Road is often single lane, used by cyclists, runners, horse-riders, families out walking. There is no room for a huge increase in traffic. The recent closure of Mill Lane due to the building works at the new school brought a huge increase to traffic along Old Church Road - speeding, congestion, and several near misses along tight corners. Walking or cycling along this road became extremely hazardous. Thank you for a well thought out proposal - but we cannot support the development of Grovesend Field.</p>	Any Other	<p>Not accepted.</p> <p>All 'brownfield' sites are being developed first but will not satisfy the target. Inevitably therefore there will be some loss of green space. The LSCA process has been used to identify the most suitable sites to meet the required housing target.</p> <p>The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p>	No change.

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033	n/a	<p>Map 5 Policies Map - requires purple annotation to identify allotments.</p> <p>P.30, comments on Site 7a - last sentence doesn't make sense.</p> <p>Para.6.2.12 - Orlin Road isn't part of Colwall Green.</p> <p>Elsewhere - reference to Horse &amp; Jockey pub needs to be changed.</p>	Any Other	<p>Purple is shown in key.</p> <p>Amend Site 7a..</p> <p>6.2.12 – Agreed, This was a misinterpretation of paragraph 2.4 in the VDS.</p> <p>The Plan and the LSCA have been checked and no reference to Horse &amp; Jockey found.</p>	<p>Amend NDP</p> <p><b>Delete 7a “Comment” and replace with “Landowner’s timescale for development beyond the Plan period.”</b></p> <p>Amend sentence</p> <p>No further change.</p>
035	n/a	<p>I am living at Marl Cottage, Old Orchard Lane. I find driving through Old Church Road is quite difficult. Last year three times I nearly drove into another coming car in a corner of the road. Building more houses in Grovesend Field would make Old Orchard Lane so much dangerous and unbearable to drive on. Thank you for your consideration.</p>	Any Other	<p>Noted.</p> <p>The Highway Authority has confirmed (June 2017) it is content for this development to go ahead “...<i>subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village.</i>”</p>	No change.
040	n/a	<p>I think the Parish Council has done a good job bearing in mind the external constraints imposed by Hereford Council. My</p>	Any Other	Noted.	No change.

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		<p>inexpert opinion is that the county city of Hereford should be developed (highly) disproportionately to the county towns and villages. It makes sense to do this in order to develop industry and services. Over developing the county towns and villages will simply draw in more commuters. I certainly don't discern an increase in farm or industrial activity in Colwall and so we must assume that these extra houses which the village is expected to make way for will be purchased by the retired or commuters.</p> <p>Superficially this doesn't make sense and indicates an absence of evidence based decision making by the County. Can the Parish track the work patterns of its residents to confirm or otherwise this conjecture. Such data would help make the case for or against future expansion.</p>		<p>The housing requirement for Colwall parish is set out in the adopted Herefordshire Core Strategy. This document focuses new development on the City of Hereford and the market towns but a large number of smaller rural settlements, including Colwall are also identified as suitable for some growth. The NDP has to be in general conformity with the strategic policies set out in the Core Strategy.</p>	
041	n/a	<p>Having got the new school it makes far more sense to put some houses next to it on Mill Lane as was originally proposed. How come this area has been redesignated since the school has been built. If they can landscape that then they could do the same for 2 storey dwellings. This has several advantages. Mill Lane is two lanes and has a newly improved junction with Walwyn road. There are good pavements on each side from the Village hall. There will also be good connectivity to main village centre via new footpaths to the rear of the Thai restaurant through the new development there. This site is next to the school, the village hall and the scout hut so would reduce traffic at busy times of day. A FAR BETTER site than Grovesend Farm.</p> <p>I am very concerned that of the developments currently underway, neither have any provision for "affordable homes" that I can see from the planning permission drawings. I may be wrong. Nor do there seem to be many open market smaller homes or mixed developments of a range of house types and number of bedrooms. The need for mixed housing is highlighted in the Herefordshire Core Strategy plan (paragraphs 2.13 and 4.8.18 to 4.8.20). The councils own</p>	Any Other	<p>Not accepted.</p> <p>HC initially proposed a mixed development of a school and housing and this was the scheme taken to public consultation. Subsequently, after the Mill Lane site had been selected for the school, HC decided to only build the school, so no houses were built. The new school changed the landscape character of the surrounding land and, as a result, the LSCA had to be amended. In the reassessed LSCA the capacity of the land to the west of the school changed to the lowest level, hence no development is proposed in the Plan.</p> <p>Affordable housing provision should be provided in line with Core Strategy Policy H1 but provision is negotiated on</p>	<p>Amend NDP.</p> <p>Amend 6.2.14: <b><u>"used concrete or limestone construction"</u></b></p>

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		<p>research into the profitability of “affordable housing” shows that Colwall has the highest Residual Value of all the housing areas in Herefordshire so there should be no reason why developers can't put more houses on the sites that become available. A figure of 40% affordable housing provision has been stated in the Hdfs Local Plan Core Strategy for this area – We must make every effort to reach this target by adding to the NDP.</p> <p>Little account has been taken of the fact that Colwall is in the AONB and is highly visible from the hills and a large green field site is proposed as the major area for future development. If the majority of the housing is open market and 4 or 5 bedrooms then there will be even more land take compared to more modest, denser mixed housing. I see that the proposed housing density is only 20 dwellings per hectare (6.2.16). This may be characteristic of some parts of the village but not all by any means.</p> <p>What about the 2nd site on the old bottling plant site. Higher density housing there would be very appropriate and is on a brownfield site. How can that be incorporated into the NDP so we don't have to consider other areas? Also, it would be good to have some housing there facing the road. Lime tree gardens is detrimental to the village feel, putting its back to the rest of us, especially as it is right next to the shop.</p> <p>Would anything in the NDP prevent even more care homes in Colwall when we have much higher provision than elsewhere.</p> <p>As a matter of accuracy, my Ballard lodge is not concrete, but limestone.(6.2.14)</p> <p>Does Colwall benefit from any sort of community Infrastructure Levy. If not then we should.</p>		<p>a scheme by scheme basis through the development management process.</p> <p>The NDP cannot be used retrospectively to influence previous planning decisions but it will be used to help determine planning applications for future developments.</p> <p>The AONB is a material consideration in planning decisions and the NDP has been prepared to provide detailed design guidance for new development in this highly sensitive area.</p> <p>The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account.</p> <p>.</p> <p>Amend 6.2.14 as suggested.</p> <p>The CIL charging schedule has not yet been adopted by Herefordshire Council and the process is under review by the Government.</p>	
042	n/a		Any Other	Noted	No change
043	n/a		Any Other	Noted	No change



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044	n/a		Any Other	Noted	No change
045	n/a	<p>It follows from what I have said, that in applying the aims of the NDP which have been prepared with commendable detail, that as it stands the inclusion of Grovesend Farm within an extended Settlement Boundary is unjustifiable in planning terms.</p> <p>What seems so obvious to me and so many others in Colwall is to revisit the possibility of extending the Settlement Boundary along Mill Lane where infra-structure exists and has been enhanced in the construction of the new School.</p> <p>The adjoining land is afforded excellent and immediate access choices.</p> <p>Also, the Brockhampton Court site now provides an opportunity for residential development which will have some bearing on the extent of changes needed to the Settlement Boundaries to meet the housing provisions to 2031.</p>	Any Other	<p>Not accepted.</p> <p>The NDP has to plan positively for new development and has to be in general conformity with the adopted Herefordshire Core Strategy which sets out the housing target for the parish over the plan period.</p> <p>HC initially proposed a mixed development of a school and housing and this was the scheme taken to public consultation. Subsequently, after the Mill Lane site had been selected for the school, HC decided to only build the school, so no houses were built. The new school changed the landscape character of the surrounding land and, as a result, the LSCA had to be amended. In the reassessed LSCA the capacity of the land to the west of the school changed to the lowest level, hence no development is proposed in the Plan.</p> <p>The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account.</p>	No change

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046	n/a	This is a time consuming exercise and the village seems be taken between the wishes of the national government carried out by the council and the total lack of constraints put on developers who seem only to be willing to develop large, if possible detached houses using a maximum of precious lands to build houses and which are not affordable by a large part of the population. No way to see this as part of a sustainable development policy.	Any Other		
047	n/a	<p>Why are they proposing to build on the old school land when it was deemed too damp to build? How can it suddenly be suitable for 14 houses.? The drains cannot cope with even more demand upon them as we have enough problems with the drains in the village as it is.! Colwall has grown far too populated and can not sustain its village status and charm if even more houses are built.!</p> <p>The roads have become increasingly busy due to the new builds already constructed and the road through the village now has become hazardous. The road surface is horrendous and damages the vehicles because pot holes are becoming more numerous and impossible to avoid because of increase in oncoming traffic. The noise pollution due to any increase in homes and cars should also be taken into account. How can the doctors surgery in Colwall possibly take any more patients when it is extremely difficult to obtain an appointment as it is presently.! The peace and pleasure of living in the village of Colwall is in serious jeopardy ! Please seriously consider any proposals for building new homes as the fabric of the village has already been destroyed!</p>	Any Other	<p>Noted.</p> <p>Development of the Old School site provides an opportunity to address drainage issues in the area more effectively.</p> <p>The NDP has to plan positively and meet the housing requirement as set out in the adopted Herefordshire Core Strategy. The NDP aims to provide a planning framework and other actions to address access and traffic issues.</p> <p>Healthcare provision is not a planning matter and is managed by local healthcare providers.</p>	No change.
048	n/a	If the building of the nursing home is not to proceed then surely this site, centrally located should be considered for housing.	Any Other	<p>Noted.</p> <p>The former bottling plant now has planning consent for 26 apartments and</p>	No change.

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				5 houses which will be taken into account.	
050	n/a	<p>The 2018 NDP has disregarded the democratic consultation process and villagers wishes. The whole process appears to be controlled by the author of the LSCA and the autocratic intervention by HCC (insisting on change to settlement boundary in Mill Lane, and refusing to apply CIL principles and so limiting alternative developments to 9 dwellings or under. These combined aspects of the faulty decision making process has forced CPC to change the settlement boundary to include Grovesend Field and encroach upon a Conservation area contrary to government guidelines.</p>	Any Other	<p>Not accepted.</p> <p>The LSCA is not just the opinion of the author because other landscape professionals assisted during the studies, the findings were peer-reviewed and those consulted on the various iterations of the LSCA included Chartered Landscape Architects, town planners and architects. HC initially proposed a mixed development of a school and housing and this was the scheme taken to public consultation. Subsequently, after the Mill Lane site had been selected for the school, HC decided to only build the school, so no houses were built. The new school changed the landscape character of the surrounding land and, as a result, the LSCA had to be amended. In the reassessed LSCA the capacity of the land to the west of the school changed to the lowest level, hence no development is proposed in the Plan.</p> <p>The designation of Conservation Area does not preclude new development and neither does the AONB status.</p> <p>The NPPF (2018), which is to be read as a whole, requires development plans to <i>positively seek opportunities to meet the</i></p>	No change.

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				<p><i>development needs of their area</i> (para 11a). The development needs for Herefordshire are set out in the Core Strategy where Colwall is identified as a Local Centre and is listed in the “<i>settlements which will be the main focus of proportionate housing</i>” (Fig 4.14).</p> <p>Great weight has been given to the AONB and Conservation Area by means of the LSCA but it can only be in the context of providing the necessary development.</p> <p>The LSCA is used to rank sites as to their suitability for development in landscape terms; each site is then examined to determine whether development is achievable and appropriate when all other matters were considered. These ‘Site Assessments’ have been carried out using a template supplied by Herefordshire Council and are available.</p>	
051	n/a	It is highly desirable that the site of the former water bottling plant in the centre of the village should now be used for housing	Any Other	<p>Noted.</p> <p>The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account but does not satisfy the target.</p>	No change.
053	n/a	I need to get hold of a copy of the plan ! 69 hours probably not enough time.	Any Other	Noted.	No change.
054	n/a	Map 7 about view lines was superseded in 2003 (Countryside committee submission to the AONB) I can supply what we	Any Other	Noted.	Amend NDP.

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		<p>produced from memory. Map 7 was inadequate . It can be argued that the parish has the most varied and best view lines in England.</p> <p>Area 7A would severely obstruct view lines and the ground there is exceptionally boggy. An alternative would be the area where CW27 meets the railway, which is dry and barely visible (though out of bounds !). When I walked the whole parish in 2000, I wondered why the strip between Hope End Lower Lodge and Old Colwall Lodge has never been used. Dry, invisible and excellent road access.</p>		<p>Request revised plan from AONB and use updated map as suggested.</p> <p>Area 7A is not proposed for development.  The area where CW27 meets the railway and the strip between Hope End Lower lodge and Old Colwall Lodge are significantly beyond the main built up area and therefore not in accordance with the Core Strategy which requires development to be “<i>within or adjacent to the main built up area</i>”</p>	<b><u>Use updated map for Map 7 as suggested.</u></b>
056	n/a	<p>I am concerned by the inconsistencies between this 'draft' document and the results of previous consultations. In my opinion, too much reliance is being placed on a single document and the needs and thoughts of local people are not being adequately considered.</p> <p>I strongly support the development of an NDP, and I'm grateful to the Parish Council for their efforts, but the NDP needs to work for the village as a whole, and mustn't be driven by Herefordshire Council.</p> <p>I don't believe it is appropriate to finalise the NDP without the outstanding issues around the site adjacent to the village shop, a very obviously suitable site for housing development, first being addressed.</p>	Any Other	<p>Noted.</p> <p>The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account.</p>	No change.
057	n/a	will email full response	Any Other	Noted.	No change.
061	n/a	Require high proportion of starter homes in any development. No more age restricted development please.	Any Other	<p>Noted.</p> <p>House types and tenures are addressed in Policy CH1 and will be determined through negotiations as part of the development management process.</p>	No change.
063	n/a	Access road/s onto Walwyn Road, Colwall Green, to be kept to absolute minimum. Following movement of old school due to serious damp issues, this needs to be rectified before any building takes place. The current properties on Colwall Green	Any Other	Noted.	No change.

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		Road already have garden waterlogging issues and therefore requires consideration.		Walwyn Road as the 'main road' in the village is an appropriate road for access to additional development.  Drainage is a matter for the developer to address and is referred to in draft Policy CD2, item 11.	
064	n/a	The plan should be put on-hold until the future of the old bottling plant site is determined.	Any Other	Noted.  The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account.	No change.
067	n/a	Please leave decision until the decision on building on the old bottling plant has been resolved. Many affordable homes could be built there.	Any Other	Noted.  The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account.	No change.
068	n/a		Any Other	Noted.	No change.
069	n/a	On Traffic measures its obvious the County Council DONT care	Any Other	Noted.	No change.
070	n/a		Any Other	Noted.	No change.
071	n/a		Any Other	Noted.	No change.
072	n/a	We should await the outcome of the planning application for the Water Bottling site before finalising the CNDP.	Any Other	Noted.  The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account.	No change.
073	n/a	Thank you to the committee for all your efforts in producing this plan.	Any Other	Noted.	No change.

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074	n/a		Any Other	Noted.	No change.
075	n/a	Grateful to all the committee for all the time and effort they have put into developing this comprehensive plan.	Any Other	Noted.	No change.
076	n/a	<p>I am aware my comments on Grovesend Farm may appear NIMBY but the traffic issue is exactly the same as raised when the site was considered for the new school.</p> <p>Surely the approval for such alteration to the development plan should be very much a last resort after the future of the bottling plant site is settled.</p> <p>I also think further consideration should be given to limited development of the land next to the new school.</p>	Any Other	<p>Noted.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p> <p>The development of the Grovesend site is the last resort and will be avoid if possible.</p> <p>The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account.</p> <p>HC initially proposed a mixed development of a school and housing and this was the scheme taken to public consultation. Subsequently, after the Mill Lane site had been selected for the school, HC decided to only build the school, so no houses were built. The new school changed the landscape character of the surrounding land and, as a result, the LSCA had to be amended. In the reassessed LSCA the capacity of the land to the west of the school changed to the lowest level,</p>	No change.

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				hence no development is proposed in the Plan.	
077	n/a	I recognise the importance of completing an agreed neighbourhood plan for Colwall and I am very impressed with the quality of the draft plan which I support overall. The one exception is the proposal to include Grovesend Farm within the settlement boundary. I appreciate that there are limited choices about where to locate c40 houses but I'd be keen to see prioritisation of further development of the old Schwepps brownfield site rather than development on Grovesend Farm.	Any Other	Noted.  The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account.	No change.
080	n/a	See Ref 108	Any Other	Noted.	No change.
081	n/a	See Ref 108	Any Other	Noted.	No change.
082	n/a	See Ref 108	Any Other	Noted.	No change.
083	n/a	See Ref 108	Any Other	Noted.	No change.
084	n/a	See Ref 108	Any Other	Noted.	No change.
085	n/a	See Ref 108	Any Other	Noted.	No change.
086	n/a	I would like to thank John Stock and other members of the NP team for their hard work and diligence in developing the plan, responding to concerns raised and challenging Herefordshire Council on various matters of interpretation around the housing numbers and allocations.	Any Other	Noted.	No change.
087	n/a	The plan might benefit from a criterion that is supplementary to the overriding landscape criterion. The supplementary criterion would give weight to other public benefits if they could be demonstrated to outweigh the landscape criterion, in instances where sites not considered by the current plan emerge during its lifespan.	Any Other	Not accepted.  The location of the parish within the AONB means that protection of local landscape character is a priority.	No change.
092	n/a	The priority site for development should be the brownfield site of the old bottling plant. A site next to the new school at Mill Lane should also be considered, as it respects the herringbone pattern of the settlement.	Any Other	Noted.  The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account.	No change.



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				HC initially proposed a mixed development of a school and housing and this was the scheme taken to public consultation. Subsequently, after the Mill Lane site had been selected for the school, HC decided to only build the school, so no houses were built. The new school changed the landscape character of the surrounding land and, as a result, the LSCA had to be amended. In the reassessed LSCA the capacity of the land to the west of the school changed to the lowest level, hence no development is proposed in the Plan.	
100	n/a	<p>Just to let you know the website is not allowing access to the draft plans or any other documents. It would be useful to provide previous drafts of the plan for comparison and to show the "evolution" of the thinking.</p> <p>That sounds very comprehensive!            Will wait for things to go "live".            Thank you</p>	Any Other	Noted.	No change.
102	n/a	<p>In summary, I believe I have raised a number of relevant and substantial challenges to the 2018 NDP and I hope these are helpful to the Parish Council in supporting Colwall's long-standing development aims and in achieving a plan that works for the benefit of all people in Colwall and enhances the character of the village.</p> <p>I am very happy to engage further at any time should you wish to discuss these points.</p>	Any other	Noted.	No further change.
102	n/a	My key areas of concern are:	Any other	Not accepted.	No change.

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		<p>□ The very significant changes made between the 2015 draft, where a plan better supported by the village was presented, and the 2018 document, where little of the original plan remains. Because of the level of changes these are not a draft and final document, but a draft and then a new and different draft. I appreciate the council have been engaged in the construction of the new school, but this current process feels rushed, and I do not want time pressures to result in a poor outcome for Colwall; these changes are driven solely by changes to the LSCA, not a broader set of factors relevant to the village, and the apparently weak rationale behind those changes to the LSCA that seems to be an unacceptable level of influence from Herefordshire Council planning department in what should be a village-driven process. It is often noted that the NDP is not about planning but allocation of land, and it appears to me that these decisions are being interfered with.</p>		<p>The NDP has been prepared over a long period of time and has been subjected to several stages of informal and formal public consultation.</p> <p>The major changes included the removal of several sites because land owners did not wish to develop within the Plan period, and the relocation of the school.</p> <p>This Regulation 14 consultation is the first one required by law; the previous ones were because the Parish Council wished to engage in advance of legal requirements. Holding a further non-statutory consultation would have served no purpose and would have introduced further delay to the Plan.</p>	
102	n/a	<p>2. Area 9 (or part of) on Mill Lane by the school seems to have been unfairly dismissed by lowering its capacity in the LSCA to the most sensitive possible, for reasons that do not appear robust, and again open the door for further challenge. The 2015 NDP presented an approach of mixed residential and school development, which was accepted and expected by the village, to the extent that a number of residents that I have spoken to were under the impression that housing would still be going ahead there.</p>	Any other Mill Lane	<p>The 2013 LSCA judged the capacity of Area 9 to be Low to Medium, and Area 9A to be Medium to High. When it was agreed that Area 9A could potentially be the site of the new primary school, the LSCA assessor was commissioned to carry out a detailed Landscape and Visual Impact Assessment LVIA to accompany the planning application. This was cross-referenced with the 2013 LSCA and other studies such as heritage and ecology which were required for the planning application. An Environmental Colour Assessment was also carried out alongside the LVIA.</p>	No change.

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		<p>issues I have regarding changes to Area 9 are:</p> <p><input type="checkbox"/> That Area 9 has not been considered in anything like the detail that has been applied to areas 12 / 12A and thus does not allow proper comparison to warrant the change in approach. An extra hedgerow was planted in Area 9, which splits the field in two, better promoting the use of the land closest to the school for development while ensuring that the wooded areas to the West are not encroached on by housing. For a proper and fair comparison, the architect-designed approach that has been used for area 12A needs to be applied to the relevant part of area 9.</p>		<p>These more fine-grained studies confirmed that the western edge of school grounds should mark the boundary of the western edge of the village, and that it would not be appropriate or acceptable for built form to extend further west. The main reason is because Area 9A is in open countryside which is clearly visible from the Malvern Hills' ridges and upper slopes, and these viewpoints and views are of national importance due to the AONB designation. Both the AONB Unit manager and HC planning and landscape officers were closely involved in the discussions about Area 9's sensitivity and capacity, and they agreed with the various assessments' findings.</p> <p>It was in fact the more detailed assessment of Area 9, as detailed above, that prompted the reduction in capacity ranking. Area 9 and 12 have both had similar in-depth assessment.</p>	
102	n/a	<p>• The changes to the LSCA for Area 9 are not warranted by any changes to the landscape, and the specific wording of changes and reasoning seems tenuous, or designed to support a decision to lower the capacity of the land, rather than properly driving that change.</p> <p>a) I see no evidence that, to quote the 2018 NDP, "The landscaping for the school was highly developed and as a consequence it was necessary to reassess nearby areas</p>	Any other  Mill Lane	<p>This is answered above.</p> <p>See answers above</p>	

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		<p>under the LSCA<sup>n</sup>. While it is a very nice school and I believe it has been well designed and built sympathetically, I see nothing on its western boundary that indicates significant landscaping, simply a transition on fairly level ground from the straight edge of the car park / school / playing field to Area 9 with some new planting. This does not justify the changes from the 2015 NDP approach, and I am sure that new housing, well-landscaped and breaking-up the long edge of the school, could fulfil this purpose;</p> <p>b) While it is a gateway to the village, it is not part of the main Walwyn Road approach and, even so, appropriately landscaped housing may support entry to the village. Driving up Mill Lane you have to arrive at the village at some point, and well-landscaped housing, sympathetic to the area seems an appropriate approach;</p> <p>c) I feel that linking Area 9 to Areas 8 and 11 as a reason for increasing sensitivity is disingenuous. These are quite separate areas, divided by significant features and planting, and when such logic is applied the Parish Council's control over decisions is removed from them.</p> <ul style="list-style-type: none"> <li>• Other factors regarding why Area 9 might be seen as suitable are striking in their omission from the NDP. For example, Area 9 has excellent access to / from the main road on a newly upgraded part of Mill Lane, and also additional pedestrian access alongside the Thai restaurant leading to a new pedestrian crossing, supporting good integration into the village.</li> </ul>		<p>When travelling into or out of the village along Mill Lane, the field categorised as Area 9A makes a highly important contribution to the characteristic rural context and setting of the village, and thus extending housing beyond the boundary oak would be inappropriate in this respect as well as in longer-distance views from the Hills.</p> <p>Area 9 has not been linked to Areas 8 and 11. Area 8 is unchanged; Area 9 was reviewed as a result of the school development and Area 11 as a result of the school and to inform consideration of a planning application.</p> <p>To satisfy the NPPF the impact on the AONB must be considered first, this has been done through the LSCA. This is now the accepted methodology in the Malvern Hills AONB and in fact has been made a requirement for the Ledbury NDP.                      Based on the LSCA other areas should be developed first.</p>	

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		<ul style="list-style-type: none"> <li>The downgrading of the capacity of Area 9 seems strikingly inconsistent with the creation of Area 21 by the Thai restaurant and its much higher capacity. This reinforces an impression that the approach taken to designation has not been consistent and can be challenged.</li> </ul>		<p>As noted above part of Area 11 a detailed assessment of the land which is now Area 21, was carried out taking account of the various changes.</p> <p>It indicated the south-eastern part of the site (Area 21A) had a Medium to High / Medium capacity to accommodate new houses, but the baseline changes did not justify altering the levels of sensitivity and capacity of the north-western part (Area 21B), which remains Low.</p> <p>The assessment recommended that if developed, Area 21B should become public open space, with a new public footpath provided that would link up footpaths to the north and south, as this would be of benefit to the community. This was secured by the planning officer.</p>	
102	n/a	<p>A final point I would like to raise is the level of challenge to Colwall's quota of houses. While I believe there are ways that the current allocated quota can be reached without impacting the village's character (e.g. developing the former Bottling Plant), if the village is pushed to develop greenfield sites in an Area of Outstanding Natural Beauty, then I believe that further challenge to this should be made by the Parish Council. I believe an appropriate challenge can be made based on two points:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Land should only be considered for development in an AONB where capacity for development is Medium or higher (2018 NDP 4.22);</li> <li><input type="checkbox"/></li> </ul>	Any other Housing Quota	<p>Noted.</p> <p>The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account. However, it is insufficient to achieve the target and therefore there will be some loss of green space.</p> <p>The Parish Council endeavoured to limit development to areas rated as Minimum or higher (because of the AONB) but this was rejected. The Malvern Hill AONB have accepted this rejection and without</p>	No change.

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		A review of communications between the Parish Council and Herefordshire Council indicates that Colwall would need to make a case for a reduction in the quota (balanced by areas in Herefordshire that provided a surplus), rather than the answer being an absolute 'no'. I therefore ask whether a robust case for this has been made, noting Colwall's location within an AONB and, if this has happened, I would like to see the details and reasoning applied.		<p>their support a change will not be achieved.                      Similarly the argument to use surplus from other areas, such as Ledbury, was rejected. This is no doubt because Herefordshire as a whole is not meeting its target and , as a result may have to change the Core Strategy. That could lead to us having to re-do the NDP.</p> <p>The NPPF (2018), which is to be read as a whole, requires development plans to <i>positively seek opportunities to meet the development needs of their area</i> (para 11a). The development needs for Herefordshire are set out in the approved Core Strategy where Colwall is identified as a Local Centre and is listed in the "<i>settlements which will be the main focus of proportionate housing</i>" (Fig 4.14).                      Great weight has been given to the AONB and Conservation Area by means of the LSCA but it can only be in the context of providing the necessary development.</p>	
106	n/a	Please find attached letter in accordance with the public consultation for perusal and attention.	Any other	Noted. This is a reference to a 'flyer that was issued by others which appears as Ref 170.	No change.
108	n/a	Any other comments Old Church Road and Grovesend Farm field were confirmed	Any Other	Not accepted.	No change.

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		<p>as strict Conservation Areas by the Herefordshire Council Planning Officer as recently as 2001</p> <p>Theresa May and Sajid Javid in Housing Development statements recently (February and March 18) quoted the Government and the current Conservative Manifesto stating they would be “maintaining the existing strong protections on designated land like the Green Belt, National Parks and Areas of Outstanding Natural Beauty....”</p> <p>Other government statements have confirmed that housing developments and targets should not be delivered if they devalue “National Parks and Areas of Outstanding Natural Beauty (AONBs) and these would be safeguarded under any reforms”</p> <p>I believe that rather than building on Grovesend Farm we should be protecting this rare and green space as a heritage conservation space and which has been referenced in many previous texts including in past conservation reviews by Hereford Council planning team</p> <p>The LSCA “overall sensitivity” has been changed from HIGH MODERATE (2013) to MODERATE (2018) despite the wording on the assessment sheet remaining the same. The 2013 Village feedback (see 2.4) noted no major development should be allowed in Old Church Road and thought we concluded that Area12A should be taken out of the NDP. This should not have been changed on a subjective basis.</p> <p>Consistent with the rest of the submission I believe that in the AONB and Conservation Area we should only be considering building on brownfield sites (potentially with high density and affordable properties – if volumes of homes is a key factor with regards to targets and would list the following as the</p>		<p>The designation of Conservation Area does not preclude new development and neither does the AONB status. The NPPF, which is to be read as a whole, requires development plans to <i>positively seek opportunities to meet the development needs of their area</i> (para 11a). The development needs for Herefordshire are set out in the Core Strategy where Colwall is identified as a Local Centre and is listed in the “<i>settlements which will be the main focus of proportionate housing</i>” (Fig 4.14).</p> <p>Great weight has been given to the AONB and Conservation Area by means of the LSCA but can only be in the context of providing the necessary development.</p> <p>The sensitivity of Area 12, Grovesend has not changed from 2013 when it was ranked as “Medium/Low to Medium”. In 2018 further assessment was carried out and, as a result, two parts of the original area (12B(1) and 12B(2) were ranked as “Low to Medium/Low”, two steps less suitable than the original ranking.</p> <p>All ‘brownfield’ sites are being developed first but will not satisfy the target. Inevitably therefore there will be some loss of green space. The LSCA process has been used to identify the most</p>	

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		better/least bad options:		suitable sites to meet the required housing target.	
110	n/a	<p>Hi John</p> <p>Thanks for responding</p> <p>Just to let you know I have reached out to the local and national contacts for:</p> <p>Natural England (who have the National conservation responsibilities for AONB's) and the CPRE</p> <p>I am keen to ensure these important bodies are involved and to include the national protection perspectives of AONBs - as well as the County although we know Herefordshire have included Colwall as a key part of their own designated Conservation Area so I am really surprised this special status doesn't mean that they manage such areas differently in terms of open spaces and Housing targets etc.?</p> <p>If you have 30mins for a coffee and catch up it would be good to discuss strategy and how we can support over a coffee in the village - and I think you're only just up the road.</p> <p>I was also going to support the revised Bottling Plant planning proposal suggestion – How do we do this? Via the county planning applications website?</p> <p>Please let me know when would work for you as I am mostly working from home.</p>	Any Other	<p>Noted.</p> <p>Natural England have been consulted and said;  Natural England notes the allocation of housing sites within the plan area, falling within the Malvern Hills AONB and supports the adoption of a landscape sensitivity and capacity approach to the allocation of these sites.</p> <p>Heritage England has also been consulted and said;  We note that the selection of sites with the potential for new housing development has been positively guided by considerable research including the Village Design Statement (2001) and the Landscape Assessment and associated stage 2 Landscape Sensitivity and Capacity</p>	No change.



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				Assessment (Tinkler 2013). This and other documentation produced by the Malvern Hills AONB provides a very thorough evidence base for the policies and proposals put forward.	
115	n/a	<p>3.5 "Oddfellows public house" should be replaced by "Thai Rama restaurant"</p> <p>3.5 Should the C of E primary school still be listed here?</p> <p>4.12 Carly's plans are not in /documents but in <a href="http://www.colwallneighbourhoodplan.org.uk/current.html">http://www.colwallneighbourhoodplan.org.uk/current.html</a> or <a href="http://www.colwallneighbourhoodplan.org.uk/history.html">http://www.colwallneighbourhoodplan.org.uk/history.html</a> depending on which version . Might be better just to mention the website</p> <p>Map 5: The purple areas mention "and allotments", but here are no allotments in the purple area</p> <p>Table 1: Comment on 3a says "to be developed jointly with Area Ref 3a" – i.e. with it-self?</p>	Any other	<p>Noted.</p> <p>Amend 3.5 as suggested.</p> <p>Good point, thank you Amend 4.12 as suggested.</p> <p>Map 5 – 'Safeguarding Open Space and Allotments' is a standardised category of planning data prepared by Herefordshire Council as shown on Map 2. The decision was taken to be consistent regardless of whether it occurred.</p> <p>Amend Table 1.</p>	<p>Amend NDP.</p> <p>Amend 3.5 - change Oddfellows PH to <b><u>"Thai Rama Restaurant"</u></b></p> <p>Delete: " <b><u>and the Colwall Church of England Primary School.</u></b>"</p> <p>Update 4.12 to links.</p> <p><b><u>Table 1 3a 'Comments' amended to read to be developed jointly with the existing school</u></b></p>

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		<p>Draft Policy CD1 8. Perhaps a reference to AONB colour scheme book</p> <p>6.4.3 Quote from LCSA refers to a new footpath on west side would help people from east and south to get to new school. Is that correct or is it referring to when the Grovesend Farm was considered as the new school site? I guess it would help people from the new housing, but not really any-one else.</p> <p>7.3 Says the plan will be submitted "later in 2016"</p>		<p>CD1 16 - refer to AONB colour guidance.</p> <p>6.4.3 – This was part of additional notes that have now been incorporated into an updated LCSA 2018, consequently the reference in the Plan needs to be updated</p> <p>Update 7.3.</p>	<p><u>site.</u></p> <p><b><u>Amend CD1 criterion 16 to refer to AONB colour guidance.</u></b></p> <p>Update quote to LCSA 2018</p> <p><b><u>Update 7.3</u></b></p>
126	n/a	<p>I am new to the village and attended the meeting last night.</p> <p>I just wanted to say a big thank you for the comprehensive way the information was presented.</p> <p>I also wanted to apologise for having to leave early. This was simply because I developed a migraine and I did not want you to take it in any critical way.</p>	Any other	Noted.	No change.
150	n/a	See Ref 128	Any other	Repeat of 128	No change.
152	n/a	See Ref 128	Any Other	Repeat of 128	No change.
153	n/a	Herefordshire Council – see specific rebuttal in Statutory Consultees		Noted.	No change.
179	n/a	I refer to my previous letters to you in connection with the Colwall Neighbourhood Development plan ..... interest in it. As we presume that following the publication of the draft Plan	Any Other Mill Lane	Noted.	No change.

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		<p>work is still continuing on it we thought it would be a good time to restate my client's case especially in connection with the land adjacent to the new school in Mill Lane.</p> <p>As you are aware from previous correspondence, more specifically my letters dated the 27<sup>th</sup> October 2015 and 9<sup>th</sup> March 2018, in the past my client has made substantial contributions to the community amenities in Colwall and indeed had detailed discussions with Herefordshire Council in connection with the new school site and possible development of parts of the land adjoining. My client agreed to a new hedge being planted at the specific request of Herefordshire Council's Area Planning Officer to prevent further "development creep". This hedge has divided the previously large single arable field rendering it more difficult to farm and therefore less valuable as agricultural land, and my client would not have agreed to this if there had not been discussion about possible residential developments on this land. My client negotiated with Herefordshire Council in good faith on this matter to the mutual benefit of both parties and is therefore disappointed that the Council has changed its view now that the school has been built and is in use.</p>		<p>HC initially proposed a mixed development of a school and housing and this was the scheme taken to public consultation. Subsequently, after the Mill Lane site had been selected for the school, HC decided to only build the school, so no houses were built.</p> <p>As part of the assessment for the school the LSCA had to be amended. In the reassessed LSCA the capacity of the land to the west of the school changed to the lowest level, hence no development is proposed in the Plan.</p>	
179	n/a	<p>This change seems to be reinforced by the alterations to the landscape sensitivity plan which, as far as I am aware, are purely subjective and we fail to understand why so much weight is put on this single which clearly goes against the opinions of the parish. It also seems illogical as the land by the Thai Restaurant has changed categories to allow development, that Grovesend field has been split and housing designs considered for part of it to allow development yet the land at Mill Lane has been subdivided and no considerations of designs for development at Mill Lane have taken place to allow a fair competition.</p>	Any Other Mill Lane	<p>Noted.</p> <p>The LSCA is inevitably partially subjective but that does not mean it is wrong or inappropriate. The issue of subjectivity is dealt with in guidance and techniques published for landscape and visual assessments.</p> <p>Furthermore, the LSCA is not just the opinion of the author because other landscape professionals assisted during the studies, the findings were peer-reviewed and those consulted on the various iterations of the LSCA included</p>	No change.

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Ref	Vote	Representation	Subject	PC Consideration	Amendments to NDP to be considered
				Chartered Landscape Architects, town planners and architects. The LSCA is used to consider the impact of development on the AONB which must be given 'great weight' to accord with the NPPF. The LSCA methodology used here has now become a requirement for all NDPs in or near the AONB.	
179		It appears to us that the changes to the NDP to exclude the land in Mill Lane have been driven solely by the subjective assessment of landscape sensitivity without taking into account other factors such as: <ul style="list-style-type: none"> <li>• Development at Mill Lane would enjoy good pedestrian and vehicle access.</li> <li>• The Mill Lane site is bordered by large trees and any impact can be further mitigated by sympathetic landscaping.</li> <li>• The school boundary does not seem to be the "hard edge" that Herefordshire Council's Planning department has declared it to be; rather, the logical "hard edge" is the new hedge planted on my client's land at the insistence of the planners with the clear intention at the time of making that the boundary of the developed settlement.</li> <li>• Grovesend field is in a conservation area alongside listed buildings whereas the Mill Lane land is not.</li> <li>• We feel that the impact on the village and its residents if the Mill Lane site was development would be less than other possible sites owing to better access and there would be less traffic impact as a whole, and there appears to be a popular opinion supporting that view.</li> </ul>	Any Other Mill Lane	Noted.  The choice of sites for development is based on LSCA because great weight must be given to the AONB to accord with the NPPF. The LSCA ranked areas are then considered and if acceptable for development and achievable they are included in the NDP until the target is reached.	No change.

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179		We would be happy to enlarge on these points and would like to have a meeting with the various parties involved; noting that the neighbourhood plan should be decided by the village (not Herefordshire Council) and their imposition of a hard boundary by the school needs to be challenged by the Parish Council as not acceptable. In addition, I would like some sort of acknowledgement that my client's views and aspirations for the village are at least taken into account and not brushed aside out of hand	Any Other Mill Lane	Noted. All comments received from people are carefully considered.	No change.

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Ref	Vote	Representation	Subject	PC Consideration	Amendments to NDP to be considered
Ref No.		Appendix 1 Highway Design and Minimising Traffic Impacts	Subject		
001	Support	Appropriate signage needs to be installed where absolutely necessary. As a general rule signage should be avoided wherever possible.	Appendix 1	Noted. This is addressed in criterion 3.	No change.
004	Support		Appendix 1	Noted.	No change.
005	Support		Appendix 1	Noted.	No change.
006	Support		Appendix 1	Noted.	No change.
007	Don't know		Appendix 1	Noted.	No change.
008	Don't know	Concern as to the issue of parking that has not been tackled. There is insufficient parking for the various enterprises in the village and for their staff/clients/customers. Unless additional parking is provided the chances of further difficulties will increase.	Appendix 1	Not accepted.  The need for additional parking has been considered by the NDP Working Group however suitable sites have not been identified.	No change.
009	Support		Appendix 1	Noted.	No change.
010	Support		Appendix 1	Noted.	No change.
011	Support		Appendix 1	Noted.	No change.
012	Support		Appendix 1	Noted.	No change.
013	Support		Appendix 1	Noted.	No change.
014	Support	As the village grows it is important to ensure that extra traffic does not cause safety problems.	Appendix 1	Noted.	No change.
015			Appendix 1	Noted.	No change.
016	Support	We need to make sure that any new development has suitable access. There is already a problem in the village with speed limits being ignored.	Appendix 1	Noted.	No change.
017	Support		Appendix 1	Noted.	No change.
018	Support		Appendix 1	Noted.	No change.

Ref	Vote	Representation	Subject	PC Consideration	Amendments to NDP to be considered
019	Support		Appendix 1	Noted.	No change.
020	Support	whilst I support the aims of the plan there needs to be major consultation as far as where development is taking place and the impact on the access to any site as well as the impact on existing residents	Appendix 1	Noted.  There will be further opportunities to comment on the submission plan when it is published for another 6 weeks consultation by Herefordshire Council.	No change.
021	Support		Appendix 1	Noted.	No change.
022	Don't know		Appendix 1	Noted.	No change.
023	Don't know		Appendix 1	Noted.	No change.
024	Object		Appendix 1	Not accepted.	No change.
025	Support	although it is important to ensure safety on the roads efforts should be made to prevent over "urbanisation" eg use of lights ,curbstones ect	Appendix 1	Noted.  Planning policies include detailed design guidance to inform use of materials, lighting etc.	No change.
027	Support		Appendix 1	Noted.	No change.
028	Don't know		Appendix 1	Noted.	No change.
030	Don't know	Whilst I accept that road markings and signs should be limited wherever possible, this should not be at the expense of road safety. If the Grovesend site is developed with access via Old Church Road, the amount of (speeding) traffic will undoubtedly increase. In which case, safety at the exits from Oak Drive and Cowl Barn Lane should be considered. With regard to the latter, frequent near misses have been noted and nothing has been done to curb excess speeds around the blind bend at this junction. Without some action it is only a matter of time before a serious accident occurs here.	Appendix 1	Noted. The need for highway improvements will be considered as part of the planning process.  The Highway Authority has confirmed (June 2017) it is content for the Grovesend development for 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."	No change.

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031	Support		Appendix 1	Noted.	No change.
032	Support		Appendix 1	Noted.	No change.
033	Support	No comment	Appendix 1	Noted.	No change.
034	Object	No mention of different highways use, eg. Cycle lanes. Although injury is relatively low on roads within the settlement, one recent fatality resulted from mixing cycles with cars. Separation of cyclists, eg. through use of cycle lanes, would minimise traffic impact through reduced vehicle use and improve safety.	Appendix 1	Not accepted.  Appendix 1, Point 13 addresses this.	No change.
036	Support		Appendix 1	Noted.	No change.
037	Support		Appendix 1	Noted.	No change.
038	Support		Appendix 1	Noted.	No change.
039			Appendix 1	Noted.	No change.
040	Support		Appendix 1	Noted.	No change.
041	Support	14. Stop car drivers parking on the pavement. Extend the 30mph limit to include more of Walwyn Road. Currently it doesn't even extend to the northern end of the settlement boundary. It doesn't feel very village like and pedestrian friendly when cars are travelling at 50mph a couple of feet from you on a narrow pavement.	Appendix 1	Noted.  These are traffic management issues and should be referred to Herefordshire Council.	No change.
042	Don't know	The traffic through the village is becoming worrying.	Appendix 1	Noted.	No change.
043	Support		Appendix 1	Noted.	No change.
044	Support	Almost impossible balance of infra structure needed without impacting on the environment.	Appendix 1	Noted.	No change.



Ref	Vote	Representation	Subject	PC Consideration	Amendments to NDP to be considered
045	Don't know	<p>Whilst I support this in principle, I need to be persuaded that the statements contained therein will be rigorously applied in any development decisions. The notion The Grovesend Farm site is capable of development fails entirely on the lack of any current access meeting the standard of the guideline statements.</p> <p>No mention has been made of a new access to the site. The viability of such a proposal should be a prerequisite to making any judgement as to the suitability of Grovesend Farm for future development. If viable it could form part of any further conditions under a Section 106 agreement.</p>	Appendix 1	<p>Noted.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p>	No change.
046	Support	It (highway design) does not really entice currently to walk through the village? Can I suggest in particular that the pond that regularly forms at the level of the Thai Restaurant is dealt with in order for pedestrians to avoid being splashed over when a car comes by.	Appendix 1	<p>Noted.</p> <p>The parish council is pressing Herefordshire Council to deal with this.</p>	No change.
047	Don't know		Appendix 1	Noted.	No change.
048	Support		Appendix 1	Noted.	No change.
049	Don't know		Appendix 1	Noted.	No change.
050	Support	Support minimising traffic impacts, therefore any additional development involving Old Church Road and the conservation area runs contrary to this objective.	Appendix 1	<p>Noted.</p> <p>The designation of Conservation Area does not preclude new development and neither does the AONB status. The NPPF, which is to be read as a whole, requires development plans to <i>positively seek opportunities to meet the development needs of their</i></p>	No change.

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				area (para 11a). The development needs for Herefordshire are set out in the Core Strategy where Colwall is identified as a Local Centre and is listed in the “settlements which will be the main focus of proportionate housing” (Fig 4.14).	
054	Object	There is an urgent need for a car parking policy. On road parking is leading to many dangerous situations	Appendix 1	Noted.  The need for additional parking has been considered by the NDP Working Group however suitable sites have not been identified.	No change.
055	Don't know	Traffic calming needs to be added	Appendix 1	Not accepted.  This is a highway matter which is not covered by the Plan however Appendix 1 has been written in an effort to influence the highway authority. The need for highway improvements in relation to specific developments is considered as part of the planning process.	No change.
057	Support		Appendix 1	Noted.	No change.
058	Support		Appendix 1	Noted.	No change.
059	Support		Appendix 1	Noted.	No change.
060	Support		Appendix 1	Noted.	No change.
061	Support		Appendix 1	Noted.	No change.
062	Support		Appendix 1	Noted.	No change.
063	Don't know		Appendix 1	Noted.	No change.
064	Support	Proposed Grovesend Farm development is not compatible with the aims of Appendix 1.	Appendix 1	Not accepted.  The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead “...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year)	No change.

Ref	Vote	Representation	Subject	PC Consideration	Amendments to NDP to be considered
				<i>pedestrian link or links to the amenities and facilities of Colwall Village."</i>	
065	Don't know	Although there have been few accidents in Colwall, vehicle speed and volume affects quality of life as well as safety. The possibility of inclusion of some unobtrusive measures to reduce vehicle speed along some parts of the Walwyn Road and residential side roads could be considered in the policy.	Appendix 1	Noted.  This is a highway matter which is not covered by the Plan however Appendix 1 has been written in an effort to influence the highway authority. The need for highway improvements in relation to specific developments is considered as part of the planning process.	No change.
066	Don't know		Appendix 1	Noted.	No change.
067	Support	Building houses on Mill Lane would help to minimise the traffic impact on the village, rather than Grovesend Field which would have a huge impact on the roads around the surgery and listed buildings.	Appendix 1	Not accepted.  The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "... <i>subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</i>	No change.
069	Object		Appendix 1	Noted.	No change.
070	Support	Road surface quality on the Walwyn road has been terrible for a number of years now. I would like to see this improved.	Appendix 1	Noted. The Parish Council has referred this to the highway authority	No change.
072	Support		Appendix 1	Noted.	No change.
073	Support		Appendix 1	Noted.	No change.
074	Support		Appendix 1	Noted.	No change.
075	Support		Appendix 1	Noted.	No change.

Ref	Vote	Representation	Subject	PC Consideration	Amendments to NDP to be considered
077	Support	While it is good to see the needs of pedestrians and cyclists addressed in the highways section of the plan there is limited reference to the importance of the Public Rights of Way which are also public highways. This also links to the provision of recreational facilities as PROW are a form of both highway and recreation facility. Specifically, the plan excludes any reference to the needs of horse riders and I suggest that consideration needs to be given to an improved off-road bridleway network in Colwall. Horse riders and cyclists frequently have no choice other than to use narrow lanes with fast vehicular access and no traffic calming or speed restrictions. I would like to see this acknowledged and addressed in the neighbourhood plan. There are also a lot of dog owners in Colwall and limited space where dogs can be exercised off-lead due to many of the open fields being used for grazing. While this may be beyond the scope of the plan I suggest that space for dog exercise is important to the community and could be acknowledged.	Appendix 1	Not accepted.  These are highway matters which are not covered by the Plan however Appendix 1 has been written in an effort to influence the highway authority.	No change.
078	Object	Old Church road has protected status from Herefordshire Council. Any increased volumes of traffic either through construction traffic or traffic from new residents will impact heavily on this road. Recent building work on a single dwelling site accessed from Old Church Road has caused irreversible damage to	Appendix 1	Noted.  The designation of Conservation Area does not preclude new development and neither does the AONB status. The NPPF, which is to be read as a whole, requires development plans to <i>positively seek opportunities to meet the development needs of their area</i> (para 11a). The development needs for	No change.

Ref	Vote	Representation	Subject	PC Consideration	Amendments to NDP to be considered
		verges and ditches due to the heavy goods nature of the construction traffic. This will be nothing compared to the damage a major site could do. The road is very narrow and surrounded on both sides by historic hedgerows. These should be preserved.		Herefordshire are set out in the Core Strategy where Colwall is identified as a Local Centre and is listed in the “ <i>settlements which will be the main focus of proportionate housing</i> ” (Fig 4.14). The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead “... <i>subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village.</i> ”	
079	Don't know		Appendix 1	Noted.	No change.
080	Object	See Ref 108	Appendix 1	See Ref 108	See Ref 108
081	Object	See Ref 108	Appendix 1	See Ref 108	See Ref 108
082	Object	See Ref 108	Appendix 1	See Ref 108	See Ref 108
083	Object	See Ref 108	Appendix 1	See Ref 108	See Ref 108
084	Object	See Ref 108	Appendix 1	See Ref 108	See Ref 108
085	Object	See Ref 108	Appendix 1	See Ref 108	See Ref 108
086	Support		Appendix 1	Noted.	No change.
087	Support		Appendix 1	Noted.	No change.
088	Support	Parking which reduce the main road through the village to a single lane can be a problem	Appendix 1	Noted. This is a highway matter which is not covered by the Plan. Refer to Herefordshire Council.	No change.
089	Support		Appendix 1	Noted.	No change.
095	Support		Appendix 1	Noted.	No change.
096	Support	Existing highways must be maintained, there are far too many potholes in the highways infrastructure in Colwall	Appendix 1	Noted. This is a highway matter which is not covered by the Plan. Refer to Herefordshire Council.	No change.
097	Support	Existing highways must be maintained, there are far too many potholes in the highways infrastructure in Colwall	Appendix 1	Noted. This is a highway matter which is not covered by the Plan. Refer to Herefordshire Council.	No change.
			Appendix 1	Noted.	No change.

Colwall NDP Reg 14 Consultation  
 Section B (Aims, Visions, Any Other and Appendix 1) representations and responses

Ref	Vote	Representation	Subject	PC Consideration	Amendments to NDP to be considered
108	n/a	<p>Appendix 1 Highway Design and Minimising Traffic Impacts</p> <p>Object (in regard of Old Church Road new access for the Grovesend Farm housing idea)</p> <p>Old Church Rd is a characteristic country road/lane and was specifically designated with protected status by Hereford Council planning team as recently in the 2001 report/confirmation to English Heritage</p> <p>Integrated transport planning approach needed including entrance/exits to/from Village and Wyche cutting congestion Old Church Rd and Stone Drive are not appropriate for serving large scale/37-Housing estates on a single site</p> <p>There is no safe place for a new access point to/from Old Church Rd</p> <p>There are specific concerns regarding all potential access routes given the suggested access to Grovesend Field is from Old Church Rd.</p> <p>Vehicles incl Delivery vehicles (which will increase with future households behavioural changes) will have three choices on how to reach the access point for the Grovesend site and all three choices are on very unsuitable, minor roads:</p> <p>a) Approaching from the north along Old Church Rd from the north (a distance of some 600 metres) there a very/blind poor junction with Mathon Rd. which will become more dangerous with the</p>	Appendix 1	<p>Noted.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead <i>"...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</i></p>	No change.

Colwall NDP Reg 14 Consultation  
 Section B (Aims, Visions, Any Other and Appendix 1) representations and responses

Ref	Vote	Representation	Subject	PC Consideration	Amendments to NDP to be considered
		<p>increase in traffic. Below this junction the road narrows to 4m and the only way for vehicles to pass each other is to use entrances to private drives/or drive on verges</p> <p>b) Approaching from Old Church Rd from Mill Lane (a distance of 1100 metres) delivery vehicles using satnav and drivers who do not know the roads frequently access Old Church Rd from Mill lane. Most of this road from Old Orchard Lane junction to Mill Lane is Single track and often only 3m to 3,4 m in width. Even above Old Orchard Lane junction there are very narrow parts of just 4.3m. The residents of this part of Old Church Rd will have many problems in the future and not just during the construction phase.</p>			
108	n/a	<p>c) Approaching from Stone Drive (a distance of some 500m), the area between Colwall Stone and the junction with Oak Drive is already very congested. The Colwall Pharmacy, Post Office and Surgery are in this area and the road is usually reduced to one lane for almost 100 m by cars parked on the western side. The rest of Stone Drive is narrow and winding with a completely blind junction onto Old Church Rd. This is already a very difficult junction that will inevitably become more dangerous with the increase in traffic. There are regular near accidents</p> <p>No pavements exist in Old Church Road from the planned site entrance to Stone</p>	Appendix 1	<p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p>	No change.

Colwall NDP Reg 14 Consultation  
 Section B (Aims, Visions, Any Other and Appendix 1) representations and responses

Ref	Vote	Representation	Subject	PC Consideration	Amendments to NDP to be considered
		Drive to access the centre of the village. As design guidelines are for 2-metre footways land does not exist for this as the road is already below current minimum design standards (only around 4.3 metres wide).			
108	n/a	<p>Access is better at the other proposed sites eg. The Bottling Plant, Area 6 (Barton Villas and Gardens), Area 7A (West side of Colwall Green) and Area 11 (opposite Brook House) all have direct access from the Walwyn Road and also have far fewer adjoining properties. Similarly Area 9 (by new school) has improved direct access towards Walwyn Road with new pavements. All of these sites would be far easier to develop and create less short and long term nuisance and danger to the village residents.</p> <p>Plan should carefully preserve existing character of infrastructures including minor and characteristic country roads, lanes and limit access points. This has been quoted in previous HC studies when the Conservation Area was formed/confirmed since 2001</p> <p>Would also expect to see mention of special protection for historic and characteristic verges and lane side hedges</p> <p>Any developments must be via direct access to major/main roads and not via a minor road</p>	Appendix 1	<p>The development of 37 homes on the bottling plant has now been approved but the Grovesend site will still be required.</p> <p>The whole of the parish lies in the AONB and must be protected hence the development of the LSCA which is used to rank sites as to their suitability for development in landscape terms. Area 6, 9 and 11 are all classed as having a low LSCA capacity for development so other sites need to be developed first.</p> <p>Area 7A is not available because the owner does not wish to develop in the Plan period.</p> <p>It is not appropriate to limit development from the main roads because it does not take sufficient account of the need to protect the AONB.</p>	
		NOTE 132- 139 NOT USED			
		NOTE 142 to 144 NOT USED			



Colwall NDP Reg 14 Consultation  
 Section B (Aims, Visions, Any Other and Appendix 1) representations and responses

<b>Ref</b>	<b>Vote</b>	<b>Representation</b>	<b>Subject</b>	<b>PC Consideration</b>	<b>Amendments to NDP to be considered</b>
145	n/a	See 108	Appendix 1	See 108	See 108
146	n/a	See 108	Appendix 1	See 108	See 108
147	n/a	See 108	Appendix 1	See 108	See 108
148	n/a	See 108	Appendix 1	See 108	See 108
149	n/a	See 108	Appendix 1	See 108	See 108

Colwall NDP Reg 14 Consultation  
Section C (CSB1) representations and responses

Ref No.	Vote	Draft Policy CSB1 Colwall Settlement Boundary	Subject	Parish Council Consideration	Amendments to NDP to be considered
001	Support		CSB1	Noted.	No change.
002	Support	Reasonable	CSB1	Noted.	No change.
004	Support		CSB1	Noted.	No change.
005	Support		CSB1	Noted.	No change.
006	Support		CSB1	Noted.	No change.
007	Support	Preserve local character and views.	CSB1	Noted.	No change.
008	Don't know		CSB1	Noted.	No change.
009	Object		CSB1	Noted.	No change.
010	Support		CSB1	Noted.	No change.
011	Support	I have no objections to the settlement boundary.	CSB1	Noted.	No change.
012	Don't know		CSB1	Noted.	No change.
013	Support		CSB1	Noted.	No change.
014	Support	Important to contain the growth of the village.	CSB1	Noted.	No change.
016	Object	We do not agree with extending the settlement boundary into the conservation area. The Grovesend farm site should be protected. This would severely impact Aim 5 and would detract from the conservation area and severely impact its setting.	CSB1	Not accepted. The LSCA which takes account of the Conservation Area status provides a comparison between all the areas surrounding the main village and ranks them in the order they should be developed to minimise the impact on the AONB. The areas are considered in sequence until the development target is reached. It is on this basis that the Grovesend site has been included for development.	No change.
017	Object	I support the objectives for the revised settlement boundary but object to some of the items of detail. In particular, I object to the Grovesend Farm Field being included inside the boundary because: a) it is a part of our Conservation Area, the only one in Colwall, and such a major estate development as proposed would adversely affect this part of the conservation Area and be against Aim 5 of the NDP. The proposal also leaves a very small slice for the old	CSB1	The Conservation Area status has been taken into account in the selection of development sites.	No change

Ref No.	Vote	Draft Policy CSB1 Colwall Settlement Boundary	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>tramway, completely separated from the rest of the historic village to the north.</p> <p>b) Grovesend Farm Field is highly visible from the Malvern Hills and such a development would widen the size of the village substantially beyond the current village character width. Views of the Malvern Hills across the village seen from down Old Church Road back across Grovesend Field would be substantially lost because of the lie of the land such that 2 storey houses would hide the summit of the Hills. This would be against Aim 4 of the NDP. . In the LSCA assessment of this area, there are significant changes between 2013 and 2018 which then allow this area to be included where it was not before. I think the earlier assessment was more valid.</p> <p>c) Because of the above, Aim 3 (Preserve and Enhance Landscape setting) would not be met either. This area has considerable heritage content, including known archaeological remains beneath the field of an old Roman settlement (and recorded at HCC).</p> <p>I would contend that other areas so far excluded would be more suitable, in particular Areas 9, 21B and a part of Area 11. Good detailed reasons for rejecting these are not provided, and the areas should be reviewed, especially adjacent to the new school where the housing potential originally promoted with the new school site seems to have been rejected for very little good reason.</p> <p>In addition, the potential for housing on the old Bottling Plant, up to now reserved for a nursing home, would be by far the best site for the bulk of the housing needed in terms of access to main roads, access to village facilities and to public transport. Before any large development is allowed anywhere in Colwall, the potential for this site should be evaluated</p>		<p>The views from the hills has been taken into account in the LSCA.</p> <p>The Aims can only be considered in the context of providing the required development.</p> <p>In accordance with the NPPF 'great weight' has to be given to the AONB and this is achieved by means of the LSCA. Whilst other sites may be more suitable for housing they do not satisfy the NPPF requirement to give 'great weight' to the AONB. The LSCA has ranked sites based on the impact of development. The Grovesend site is required despite the development of the bottling plant for 37 homes.</p>	

Colwall NDP Reg 14 Consultation  
Section C (CSB1) representations and responses

Ref No.	Vote	Draft Policy CSB1 Colwall Settlement Boundary	Subject	Parish Council Consideration	Amendments to NDP to be considered
		with all speed, and this would minimise impacts and support Aims 3, 4 and 5 of the NDP much more effectively.			
018	Object		CSB1	Noted.	No change.
019	Don't know	I believe there is a case to re-visit the settlement boundary to ascertain where it could be extended without excessive detriment	CSB1	Not accepted. This has been done via the LSCA process.	No change.
020	Support		CSB1	Noted.	No change.
021	Support		CSB1	Noted.	No change.
022	Don't know		CSB1	Noted.	No change.
023	Support	Preserve character and views.	CSB1	Noted.	No change.
024	Object		CSB1	Noted.	No change.
025	Support	Controlling the growth of the village and positioning of new houses is important.	CSB1	Noted.	No change.
026	Object	The boundary should not be extended just to satisfy the housing problem.	CSB1	Noted. There is no option but to satisfy the target for homes Colwall Parish has been set. The boundary needs to be extended to achieve it because there is insufficient space within the boundary to achieve the target.	No change.
027	Support	Para 6.2.1 - The Unit understands why it is stated that Colwall village lies within a LCT. However, Map 6 shows the village itself to be in Type 'Urban' and this sets it apart from the rest of the parish which falls largely in the Principal Timbered Farmlands LCT. Suggest this be clarified within the text.	CSB1	Accepted. Amend NDP text as suggested.	Amend NDP.  Amend 6.2.1. After "within the identified settlement boundary" insert: " <b>which largely lies within Landscape type Urban</b> ",
028	Don't know		CSB1	Noted.	No change.
030	Support		CSB1	Noted.	No change.

Colwall NDP Reg 14 Consultation  
Section C (CSB1) representations and responses

Ref No.	Vote	Draft Policy CSB1 Colwall Settlement Boundary	Subject	Parish Council Consideration	Amendments to NDP to be considered
031	Support		CSB1	Noted.	No change.
032	Support	Seems reasonable	CSB1	Noted.	No change.
033	Support	No comment	CSB1	Noted.	No change.
034	Support		CSB1	Noted.	No change.
035	Object	The boundary should be in Mill Lane, and include the land by the new village school for housing.	CSB1	Not accepted. This area has a lower LSCA capacity than other areas which must therefore be considered first.	No change.
036	Object		CSB1	Noted.	No change.
037	Object		CSB1	Noted.	No change.
038	Object	The Grovesend site should not be included!	CSB1	Not accepted. This site is allocated for new housing in the NDP and will make a significant contribution towards the housing requirement for Colwall.	No change.
039	Object	Should be amended to include land adjacent to the new school	CSB1	Not accepted. This area has a lower LSCA capacity than other areas which must therefore be considered first.	No change.
040	Support		CSB1	Noted.	No change.
041	Object	The settlement boundary should include land adjacent to the new school on Mill Lane rather than Grovesend Farm - see later comments	CSB1	Not accepted. This area has a lower LSCA capacity than other areas which must therefore be considered first.	No change.
042	Object	Amended to use land by new school	CSB1	Not accepted. This area has a lower LSCA capacity than other areas which must therefore be considered first.	No change.
043	Object		CSB1	Noted.	No change.
044	Support	I support this	CSB1	Noted.	No change.
045	Object	I see no justification in extending it to include Grovesend Farm	CSB1	Not accepted.	No change.

Colwall NDP Reg 14 Consultation  
Section C (CSB1) representations and responses

Ref No.	Vote	Draft Policy CSB1 Colwall Settlement Boundary	Subject	Parish Council Consideration	Amendments to NDP to be considered
				There is no option but to satisfy the target for homes Colwall Parish has been set. The boundary needs to be extended to achieve it because there is insufficient space within the boundary to achieve the target. Based on the LSCA development of this site will cause less damage than other available sites.	
046	Support		CSB1	Noted.	No change.
047	Don't know		CSB1	Noted.	No change.
048	Support		CSB1	Noted.	No change.
049	Don't know		CSB1	Noted.	No change.
050	Object		CSB1	Noted.	No change.
051	Support		CSB1	Noted.	No change.
054	Don't know	Ok in principle; details are iffy.	CSB1	Noted.	No change.
056	Object	<p>Why has the boundary been extended to include Grovesend Field (which was specifically included in the village Conservation Area when it was designated)?</p> <p>Why has the boundary not been extended to include the area adjacent to the new school, which the village agreed to be developed for housing (along with the school) in the last round of consultation? This site has excellent pedestrian and vehicle access and very limited visual impact on the village from any approach, and from the Hills.</p> <p>When decision-making for this version of the NDP, too much reliance appears to have been placed on a single LSCA report, which itself states that it 'does not consider other factors which may need to be taken into account in order to facilitate development, such</p>	CSB1	<p>Not accepted.</p> <p>The Conservation Area status does not preclude new development and has been taken into account in the LSCA.</p> <p>The Mill Lane site (Area 9) has a lower LSCA capacity than other areas which must therefore be considered first.</p> <p>Other factors are taken into account before sites are put into the NDP.</p> <p>The LSCA has been updated when development occurs that changes the LSCA capacity of adjacent areas. The Grovesend site has always had a higher LSCA capacity</p>	No change.

Colwall NDP Reg 14 Consultation  
Section C (CSB1) representations and responses

Ref No.	Vote	Draft Policy CSB1 Colwall Settlement Boundary	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>as access or servicing for example, and which could give rise to adverse landscape and visual effects'. The recent report 'updates', with various changes to landscape sensitivity allocations, seem disingenuous and designed to support only the proposed outcome of the inclusion of Grovesend Field and the removal of land adjacent to the new school.</p> <p>Why aren't more suitable sites, already within the village i.e. the area adjacent to the village stores, being properly explored for housing - the results of the current planning application for this site should be determined before the NDP is finalised as this would significantly reduce the burden on other sites to fill the quota.</p> <p>Has the currently allocated quota of housing by Herefordshire Council been rigorously questioned/challenged, or was it simply accepted?</p>		<p>than Area 9 so its downgrading did not alter the choice.</p> <p>All brownfield sites and areas inside the original settlement boundary were taken into account before consideration was given to extending the boundary.</p> <p>The quota is set in an approved Development Plan – the independent examiners have demonstrated this must be met in Neighbourhood Development Plans before they will consider its approval.</p>	
057	Support	XXXXXX will email full response	CSB1	Noted.	No change.
058	Object	I don't believe the settlement boundary should be extended to include Grovesend Farm	CSB1	Not accepted. There is no option but to satisfy the target for homes Colwall Parish has been set. The boundary needs to be extended to achieve it because there is insufficient space within the boundary to achieve the target. Based on the LSCA development of this site will cause less damage than other available sites.	No change.
059	Object	I object to Grovesend Farm's inclusion in the settlement boundary.	CSB1	Not accepted. There is no option but to satisfy the target for homes Colwall Parish has been set. The	No change.

Colwall NDP Reg 14 Consultation  
Section C (CSB1) representations and responses

Ref No.	Vote	Draft Policy CSB1 Colwall Settlement Boundary	Subject	Parish Council Consideration	Amendments to NDP to be considered
				boundary needs to be extended to achieve it because there is insufficient space within the boundary to achieve the target. Based on the LSCA development of this site will cause less damage than other available sites.	
060	Support		CSB1	Noted.	No change.
061	Support		CSB1	Noted.	No change.
062	Support		CSB1	Noted.	No change.
063	Don't know		CSB1	Noted.	No change.
064	Object	Exclude Grovesend Farm for reasons of traffic flow and environment.	CSB1	Not accepted. There is no option but to satisfy the target for homes Colwall Parish has been set. The boundary needs to be extended to achieve it because there is insufficient space within the boundary to achieve the target. Based on the LSCA development of this site will cause less damage than other available sites. The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead " <i>...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village.</i> "	No change.
065	Support		CSB1	Noted.	No change.
066	Object		CSB1	Noted.	No change.
067	Object	I think the settlement boundary should be something that can be changed if and when necessary with agreement with the majority of the villagers.	CSB1	Partially accepted. This is happening now; the NDP is proposing changes to the settlement boundary and will be voted on by the community in a referendum.	No change.
069	Support		CSB1	Noted.	No change.



Colwall NDP Reg 14 Consultation  
Section C (CSB1) representations and responses

Ref No.	Vote	Draft Policy CSB1 Colwall Settlement Boundary	Subject	Parish Council Consideration	Amendments to NDP to be considered
070	Object	Given the proposed nursing home on the Old bottling plant may not be built and this site is a serious option for more housing I believe any decision regarding developing the Grovesend Farm area should be postponed. I believe a very high proportion of village inhabitants (regardless of their property location) would prefer new housing to be placed in lieu of the nursing home instead. This site is currently waste land and could take a relatively large number of new homes with minimal impact. This should easily see us to the total be need for the plan. As everyone knows access to the Grovesend site is extremely limited and development would be extremely disruptive to a huge number of properties and be a very unpopular decision. Why develop a green field area which adds massively to our village when we don't have to!?	CSB1	Not accepted. The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account but does not satisfy the target.	No change.
071	Don't know		CSB1	Noted.	No change.
072	Object	Grovesend Farm field should be excluded	CSB1	Not accepted. There is no option but to satisfy the target for homes Colwall Parish has been set. The boundary needs to be extended to achieve it because there is insufficient space within the boundary to achieve the target. Based on the LSCA development of this site will cause less damage than other available sites.	No change.
073	Support	Prefer housing on bottling site to Grovesend	CSB1	Not accepted. The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account but does not satisfy the target.	No change.
074	Support		CSB1	Noted.	No change.

Colwall NDP Reg 14 Consultation  
Section C (CSB1) representations and responses

Ref No.	Vote	Draft Policy CSB1 Colwall Settlement Boundary	Subject	Parish Council Consideration	Amendments to NDP to be considered
075	Support	Would prefer Bottling Plant site to Grovesend Farm if planning permission can be changed.	CSB1	Not accepted.  The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account but does not satisfy the target.	No change.
077	Object	I am concerned that Grovesend farm would be included within the new settlement boundary. The land is slightly elevated and housing development would in my view impact on the view to the Malvern Hills. The LSCA assessment that site has medium/low medium capacity to absorb development is of concern.	CSB1	Not accepted.  There is no option but to satisfy the target for homes Colwall Parish has been set. The boundary needs to be extended to achieve it because there is insufficient space within the boundary to achieve the target. Based on the LSCA development of this site will cause less damage than other available sites.	No change.
078	Object	There should be a consideration as to the AONB status of Colwall which should accept that less new homes be developed than in alternative brown field site in other areas of Herefordshire	CSB1	Noted. The quota is set in an approved Development Plan – the independent examiners have demonstrated this must be met in Neighbourhood Development Plans before they will consider its approval.	No change.
079	Don't know		CSB1	Noted.	No change.
080	Object	See Ref 108	CSB1	See Ref 108	See Ref 108
081	Object	See Ref 108	CSB1	See Ref 108	See Ref 108
082	Object	See Ref 108	CSB1	See Ref 108	See Ref 108
083	Object	See Ref 108	CSB1	See Ref 108	See Ref 108
084	Object	See Ref 108	CSB1	See Ref 108	See Ref 108
085	Object	See Ref 108	CSB1	See Ref 108	See Ref 108
086	Object	Note: In many cases, I cannot wholly support a policy, but do not want to object outright, but rather to propose amendments or improvements. Hence a fourth option should be 'recommend amendments' or similar. Hence I cannot fill in the voting buttons for	CSB1	This option will be considered in the future.  Remainder – not accepted.	No change.

Ref No.	Vote	Draft Policy CSB1 Colwall Settlement Boundary	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>most of the policies.</p> <p>Site 2: Inclusion of site 2 is in direct conflict with Aims 3 and 5 of this Neighbourhood Plan, and indeed with the comments in the LSCA and with Core Strategy Policy SS6. See comments submitted by XXXXXX, which I endorse.                      Inclusion of this land would not be required, if:                      * the area adjacent to the new school was to be developed                      * the remaining undeveloped land on the bottling plant site were to be developed.</p> <p>In respect of the former - I understand that removal of this parcel of land next to the new school is due to                      * re-evaluation of the LSCA in the light of the landscaping carried out by the school - this makes a complete mockery of the LSCA process, whereby a historic site in the conservation area has to be sacrificed because a new development has included some decent landscaping. This landscaping could and should be reworked to permit the development of the adjacent land parcel.                      * information provided to suggest that the landowner was not willing to develop the land within the plan period. I understand from other residents that this may not in fact be the case.</p> <p>In respect of the latter, I understand that Herefordshire Council is refusing to allow this site to be identified as it already has planning permission for a nursing home. I urge CPC to continue to pursue this site with HC, and will be writing a letter to HC expressing my concerns at their attitude.</p>		<p>Aims 3 and 5 are met by carrying out the LSCA which ranks the sites in terms of the 'damage' development would cause.</p> <p>Area 9, adjacent to the school has been assessed as having a lower LSCA capacity than the Grovesend site even before it was re-assessed and its capacity lowered.                      The bottling plant now has approval for 37 homes but this does not satisfy the target.</p> <p>Area 9, adjacent to the school has been assessed as having a lower LSCA capacity than the Grovesend site even before it was re-assessed and its capacity lowered.</p> <p>The parish council is aware of the landowners wish to develop here.</p> <p>Correct. This is because Nursing homes do not count towards the target because they were excluded from the calculation of housing need. Therefore, they cannot count.                      However, the bottling plant now has approval for 37 homes which count towards the target.</p>	

Colwall NDP Reg 14 Consultation  
Section C (CSB1) representations and responses

Ref No.	Vote	Draft Policy CSB1 Colwall Settlement Boundary	Subject	Parish Council Consideration	Amendments to NDP to be considered
		Recommendation: Site 2 be withdrawn from the plan, and the site adjacent to the new school be re-instated (and or the site at the bottling plant be added).		This approach fails to properly consider the impact on the AONB which is a requirement under the NPPF. It is essential we have, and follow, an LSCA, otherwise, as has happened elsewhere, our Plan will be rejected.	
087	Object	There has previously been clearly expressed public will to see the site west of the school developed; during the lifetime of the development of this plan, the site for the new school was sold to the village as a mixed development site, with houses around the school. Herefordshire Council subsequently rescinded the agreement to include housing with the school. This plan should include the possibility of challenging and reversing that decision. Whether or not it is a 'deliverable' under the terms of this plan, it should be included within the developable settlement boundary. Other possibilities, eg closing in the third side of the green in an organic way, should remain options. Generally, drawing a boundary is quite an invidious process, and maybe the plan should rely more on an organic process of assessing proposals against robust criteria (ie allowing 'organic' growth) rather on an overly prescriptive boundary approach.	CSB1	Not accepted  The sites are chosen against robust criteria – the LSCA. It is essential we have, and follow, an LSCA, because it demonstrates we have properly taken into account the AONB. Otherwise, as has happened elsewhere, our Plan will be rejected.	No change.
088	Object	Settlement boundaries seems unevenly distributed and not always the most logical choices	CSB1	Not accepted.  The settlement boundary has been determined taking into consideration the LSCA process.	No change.
089	Support		CSB1	Noted.	No change.
090	Support		CSB1	Noted.	No change.
091	Object		CSB1	Noted.	No change.
092	Object		CSB1	Noted.	No change.

Colwall NDP Reg 14 Consultation  
Section C (CSB1) representations and responses

Ref No.	Vote	Draft Policy CSB1 Colwall Settlement Boundary	Subject	Parish Council Consideration	Amendments to NDP to be considered
093	Object	I'm am concerned about he extra traffic flow that the proposal would have on stone drive. There is already a high volume of traffic in this location due to the chemist and surgery as well as access to a high number of homes. There are a lot of parked cars on the road and a number of houses have no driveway so this is not something that would change.	CSB1	Not accepted.  The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead " <i>...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village.</i> "	No change.
094	Don't know	Disagree with boundary as delineated. I believe that this boundary has not been justified in any coherent way. It seems to value those parts of the AONB outwith the boundary more than those parts within it. Indeed this is explicit at para 4.7 - "Colwall Parish Council decided to prepare a NDP in order to ...protect the area of the AONB that lies outside the settlement boundary".  It does this because it elevates landscape considerations above all else. Despite NPPF para 115 "the conservation of wildlife and cultural heritage are important considerations" these considerations have not been taken account of in drawing the boundary. There also seems to be an obvious dialectic between the proposed new settlement boundary and the Conservation Area.  I do however support the part of CSB1 which reads - "Residential development will be permitted on both identified areas and windfall sites within the settlement boundary where proposals are in accordance with other policies in this Plan. Where	CSB1	Not accepted  The LSCA has only looked outside the original settlement boundary because we need to extend the settlement to provide the additional homes to reach the target. Paragraph 4.7 is referring to the land outside the <i>new</i> settlement boundary.  The NPPF says we must give ' <i>great weight</i> ' to the AONB. Consequently, to discharge this requirement an LSCA was prepared – and is essential otherwise, as has happened elsewhere, our Plan will be rejected.  The designation of Conservation Area does not preclude new development, but must be taken into consideration. This is done through the LSCA.  Noted	No change.

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		possible, built form should respect and continue the existing building line and not build up to the edge of the identified settlement boundary.”			
096	Object	The settlement boundary could be altered slightly to take in area 17 and so giving highway access to Mathon Road	CSB1	Not accepted. Area 17 would give access to Brockhill Road. This area was considered to have low to medium Landscape capacity (see Map 3) and would pass through the grounds of the school.	No change.
097	Object	The settlement boundary could be altered slightly to take in area 17 and so giving highway access to Mathon Road	CSB1	Not accepted. Area 17 would give access to Brockhill Road. This area was considered to have low to medium Landscape capacity (see Map 3) and would pass through the grounds of the school.	No change.
102	n/a	I am writing to express my strong objection to the current proposed version of the Colwall Village Neighbourhood Development Plan (NDP), specifically CSB1 and CD3. I appreciate that the planning committee of the Parish Council have put in a lot of work to develop this document and I hope that, through the consultation process and subsequent rewriting, feedback is incorporated to produce an NDP that works for all the residents of Colwall. I am also a signatory on a joint document by concerned residents, which contains much detail and reference to the NDP and LSCA documents, but this letter contains my personal views and objections.	CSB1	Not accepted.  This concern is fully addressed in the response to the joint document which is covered in Section C, Representation 120.	No change.
102	n/a	Because of the above points, the village are not being asked what they would like, but are rather being presented with what they are told is the only option, and reminded that failure to have an NDP would put	CSB1		No change.

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		<p>the village at greater risk of uncontrolled development.</p> <p>This seems to have put the Parish Council in a position where they are unable to include the sites that would work best to meet the needs of the village, and I would like my feedback, and that of others, to support the council in creating a new version of the NDP that addresses the current issues.</p> <p>If I believed that Grovesend Field was the correct place for development within the village then I would accept that. However, it is clear to me that three significant factors have not been satisfactorily resolved for the field to be included in the NDP in the currently proposed form. These are:</p> <p>1. The Bottling Plant, which is by far the most suitable village site, with the lowest impact of development. It is very important that, during the next few months and before a final NDP is decided, sufficient time is allowed for the housing application to go through the system, combined with strong support from the Parish Council, before any further decisions are made. Failure to do this, and to instead build on green open space (Area 12A, Area 9), would be a significant shortcoming in the NDP and open the door to further challenge.</p>		<p>This concern is fully addressed in the response to the joint document which is covered in Section C, Representation 120.</p>	
104	n/a	<p>3.Feedback from March 2013 village consultation</p> <p>3.1 On the village NDP website (presentation 10/10/13) are two slides summarising the views of the village. I particularly draw to your attention:</p> <p>Be ever mindful of the AONB, keep “green rural views”, protect green spaces</p>	CSB1	<p>Not accepted</p> <p>These views are not necessarily supported by the parish council.</p> <p>This is done via the LSCA which takes into account views. Additional land is required to achieve the target and therefore some open space will be lost.</p>	No change

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		<p>Undesirable that the village should become fatter.</p> <p>Develop land in Mill Lane, develop next to the village hall.</p> <p>No development along Old Church Road. Take into account of the narrow and/or steep road access. Develop "hamlets" eg Cummins, Flapgate, Chance's Pitch. Smaller developments in keeping with the village of 1, 2 a 3 bed. Edge of settlement should have a lower density of housing and not housing estates</p>		<p>The Core Strategy requires development to be "<i>within or adjacent to main built up areas</i>" which is to make the village 'fatter'.</p> <p>Area 9, adjacent to the new school has been assessed as having a lower LSCA capacity than the Grovesend site even before it was re-assessed and its capacity lowered.</p> <p>Only developing near main roads which not protect the impact on the AONB.</p> <p>The Core Strategy requires development to be "<i>within or adjacent to main built up areas</i>" which is to make the village 'fatter'.</p>	
104	n/a	I consider that the 2018 NDP which has only two developable areas, one For 14 houses and one for 37, falls well short of the views expressed by the Village in the initial consultation	CSB1	Noted. The NDP is required to plan positively for the housing requirement as set out in the Core Strategy.	No change.
104	n/a	3.2 The Parish Council decided to exclude from review Upper Colwall and all hamlets in the Parish (despite the village responses in 3.1) which has made it difficult to provide developable sites. In view of the difficulties finding small sites this decision should be reviewed	CSB1	Not accepted. The hamlets are considered to be in the wider countryside and development proposals in this area will be considered in the context of the Rural Area policies in the Core Strategy. The LSCA process has been used to inform decisions about changes to the settlement boundary.	No change.
104	n/a	3.3 The following is taken from the 27th March 2013 Parish presentation to the village	CSB1	Not accepted	No change.



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		<p>The Colwall Neighbourhood Plan is an extraordinary project – a way of allowing the community to shape its future. It is a unique opportunity for the community to decide how it wants 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 local people – who know and care so much for their own community and area. Acknowledgement to:-Rory Stewart MP for Penrith.</p> <p>NEIGHBOURHOOD PLAN DETAILS</p> <p>What's different? Bottom-up No advice from above No restriction on what you can include (some rules) Can be a single issue</p> <p>As these two slides formed the basis for the understanding between the village and the Parish Council what is now proposed does not meet this understanding.</p>		<p>This sentiment is understood but, whilst these extracts from the presentation are correct, it went on to say;</p> <p>We must;</p> <p><i>“Satisfy the ‘Basic Conditions”</i></p> <ul style="list-style-type: none"> <li>• <i>Have regard to national policy</i></li> <li>• <i>Contribute to sustainable development</i></li> <li>• <i>Be in conformity with local (Herefordshire) strategic policies</i></li> <li>• <i>Compatible with human rights &amp; EU obligations</i></li> </ul> <p>National policy means the NPPF which requires us to give ‘<i>great weight</i>’ to the AONB, which is being demonstrated by the LSCA. Be in conformity with local strategic policies is Herefordshire’s Core Strategy.</p> <p>Complying with all this does seem at times to be overly restrictive!</p>	
104	n/a	<p>3.4 The “no advice from above” and “no restriction on what you can include” in 3.3 has been severely compromised by Herefordshire County Council setting a hard line on the Mill Lane land (area 9) which was included in the 2015 plan and widely supported by the village. This area should be reinstated in the plan and the Parish should challenge Herefordshire’s stance on this.</p>	CSB1	<p>Herefordshire Council has not set a ‘hard line’ in Mill Lane. The LSCA indicated it had a low capacity for development.</p>	No change.
104	n/a	<p>3.5 I understand that Herefordshire Council has also resisted attempts made by the Parish Council to argue that:</p>	CSB1		No change.

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		<p>1. As an AONB we should not be required to provide the same % of new housing as the rest of the county.</p> <p>2. Despite Ledbury already exceeding its 2030 housing target no “transfer” of any surplus would be considered.</p>		<p>Correct and, as the AONB has accepted this ruling we no ability to overturn it.</p> <p>Correct, this is because Herefordshire is still struggling to meet its target.</p>	
104	n/a	<p>I consider that the NDP should not be set to meet the arbitrary target for developable sites set by Hereford Council and their position challenged. A recent statement from the Government noted below supports this view:</p> <p>Theresa May and Sajid Javid in Housing Development statements recently (February and March 18) requoted the Government and the current Conservative Manifesto stating they would be “maintaining the existing strong protections on designated land like the Green Belt, National Parks and Areas of Outstanding Natural Beauty....” Other government statements – “National Parks and Areas of Outstanding Natural Beauty (AONBs) would be safeguarded under their reforms”</p>	CSB1	<p>These statements are made in the context of proving the necessary development.</p> <p>The government is quite clear (in NPPF para 11) that sustainability includes providing the necessary. It requires “<i>plans should positively seek opportunities to meet the development needs of their area.</i>”</p> <p>The development needs for Herefordshire are set out in the Core Strategy where Colwall is identified as Local Centre and is listed in the “<i>settlements which will be the main focus of proportionate housing</i>” (Fig 4.14).</p>	No change.
104	n/a	<p>4.Existing “brownfield” site</p> <p>4.1 The old bottling plant in the centre of the village has existing permission for a Nursing Home which, although providing potential housing for 60+ residents cannot be counted as housing provision in an NDP. However at the January 2018 presentation of the latest NDP it was revealed that the owners of this site have made a pre-application advice request to Herefordshire Council concerning obtaining permission for 37 units of housing which would contribute to the NDP housing target. Considering the difficulties already experienced by the Parish in finding sites for housing in the AONB it would be eminently sensible for the finalization of the NDP to</p>	CSB1	<p>We have delayed the development of the Plan until this issue was resolved.</p> <p>The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account but does not satisfy the target and does not allow the either of the two sites put forward for development to be removed.</p>	No change.

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		be delayed until this probable application is resolved and for the Parish Council to be pro-active in discussions with the landowners.			
104	n/a	<p>5. Other sites to re-visit for NDP</p> <p>5.1 Areas 7A &amp; 7B were included in the 2015 NDP and heavily promoted in the document but now excluded. The primary reason given was "landowner's timescale too late". However I understand that, although the landowner personally does not consider this to be the best developable site in the village he would proceed with this rather than support the 2018 NDP development on Grovesend field (area 12A).</p> <p>5.2 Picton Gardens (area 1A) was included in the 2015 NDP as a developable site but has been excluded on the basis "Landowner timescale for development beyond the Plan date". This statement indicates that development is considered by the owner but not before 2030. Is this correct and should it be re-visited?</p> <p>5.3 Downs School (area 20) is excluded as "currently built up as contains school" although under LSCA grading would be developable site. In very recent times the Downs School sold a playing field for a development (now 20 homes called Covent Gardens, Brockhill Road). What efforts have been made by the Parish to discuss possibilities of development on part of this large site?</p>	CSB1	<p>The parish council is not aware of this.</p> <p>Discussions with the landowner(s) indicates they currently do not wish to develop.</p> <p>None. The area has this LSCA capacity because it is fully built up and is only included in the LSCA because it lies outside the original settlement boundary. Area 20 contains all the buildings forming the school and hard tennis and football pitches. Any substantial development here would effectively mean closing the school.</p>	No change.
104	n/a	<p>Overall conclusion</p> <p>The 2015 draft NDP presented to the village a plan for small developments spread through the village minimising any major impact on residents. Over 26 months later a revised 2018 NDP was presented only</p>	CSB1	<p>The sites put forward in 2015 could not be pursued primarily because landowners did not wish to develop but also where a development was not considered viable.</p>	No change.

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		<p>providing two large sites (14 and 37 houses). This in no way reflects the views of the village in the initial 2013 consultation, nor the views formalised in the Village Design Statement 2001. Why have such detailed and important consultations if the views are not reflected in the plan produced by the Parish Council?</p> <p>I consider the inclusion of a large site of 37 (at least) in Colwalls' only conservation area almost an act of desperation, the Parish having locked itself in to adherence to a subjective LSCA (with amendments subject to question, designed to support their current plan) and with the apparent interference and control imposed by Herefordshire Council in what should be our village plan.</p>		<p>It is essential the sites put forward have a clear likelihood of being developed otherwise the independent examiner will not count them towards our target.</p> <p>In 2015 every effort was made to avoid opening up this large site for development but it was made clear the Grovesend site was the fall-back plot if it became necessary. This is now the case.</p> <p>The designation of Conservation Area does not preclude new development, but must be taken into consideration. This is done through the LSCA.</p>	
108	n/a	<p>Draft Policy CSB1 Colwall Settlement Boundary Object</p> <p>Housing development targets are too high for an AONB/Conservation area which has special protection status as recently endorsed by Local Communities Minister and PM (speeches/articles presented on 5Mar18) on the importance of not building houses at the expense of conserving areas designated as having 'natural beauty' and specifically NP's/AONBs Development should be limited to available and prioritised to brown field sites within current/historic Settlement Boundary which is a key part of the heritage of Colwall and AONB/Conservation area status. Importance of the historic Settlement Boundary and design as a fundamental element of the built heritage of the</p>	CSB1	<p>Not accepted.</p> <p>These statements are made in the context of proving the necessary development.</p> <p>The government is quite clear (in NPPF para 11) that sustainability includes providing the necessary. It requires "<i>plans should positively seek opportunities to meet the development needs of their area.</i>"</p> <p>The development needs for Herefordshire are set out in the Core Strategy where Colwall is</p>	No change.

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		Village. The historic settlement boundary was in place when many residents moved to the village choosing to live in a national AONB and County Conservation Area where protection rather than development was the accepted expectation. As such no development should be allowed outside the current, historic Settlement Boundary which is an acknowledged and key part of the AONB heritage. As per 2013 consultation request and request for inputs I do not believe Area 12 as a green space (historically referenced as the 'Green Lung' of the village) is an option for development. It should not be subdivided into areas A, B and C as important points made to protect B and C also apply to A so it should fall out as an area for potential development. So we would challenge this and need to rethink LSCA basis and need for consistency		identified as Local Centre and is listed in the "settlements which will be the main focus of proportionate housing" (Fig 4.14).  All these concerns are taken into account in the LSCA.	
108	n/a	-Redesignation of the Bottling Plant site for higher density housing -Area 9 land by the Village Hall/new school. This was included in the 2015 NDP and I supported the approach in previous consultations – but this has been changed in the LSCA. The overall capacity has been downgraded by 2 steps from "low to medium", to "low" although the actual 2013 and 2018 assessment sheets have changed very little. Hence would challenge any change and do not support increasing the sensitivity from "High, Moderate" to "High" and any reduction in housing development capacity potential. Clearly it is helpful to have housing in proximity to the school. I supported the original new school plans (and the Downs development) and would also challenge Hereford councils stipulated "hard line" on the school boundary we consider that this is an area the Village was happy to see developed, the owner is still very	CSB1	Not accepted  HC initially proposed a mixed development of a school and housing and this was the scheme taken to public consultation. Subsequently, after the Mill Lane site had been selected for the school, HC decided to only build the school, so no houses were built. The parish council had no control or say over this.  The LSCA capacity of the land to the west of the school was reassessed following the development of the new school. The revised assessment placed the area to the west of the school in the lowest level, hence the Plan does not propose development.	No change.

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		committed to proposing housing on this area having initially offered the school site as part of a mixed development and contesting the LSCA revision should have been included in the latest NDP despite Hereford opposing it. The mixed housing/school was promoted during the 2015 presentation and widely supported by myself and a majority of others. The new school development should not have been allowed as is or have been reconsidered if the total promise of the development plan could not be developed		It should be noted the area west of the school has always had a lower LSCA capacity than the Grovesend site, even before it was reassessed.	
108	n/a	During the construction of the school a new hedge was planted across Area 9 cutting the field it into two sections, which could be considered 9B(1), close to the school, and 9B(2), farther from the school. The 2015 NDP proposed 16 - 21 houses in area 9, which would not require all of section 9B(1) (let alone 9), and more could be accommodated, landscaped appropriately, to contribute to the level needed to meet Hereford's requirements. (Similarly 9A was considered "Medium to High" for Capacity, 9B(1) and 9B(2) should be revisited. This approach has been taken in splitting area 12, and it appears inconsistent not to do so for area 9.) Areas 7 & 7A SW of Colwall Green. The LSCA assessments allowed inclusion in the 2015 NDP of Area 7A for 12 houses. The 2018 NDP presentation has removed these mentioning the owner not wishing to develop. However - our understanding is that whilst the owner does not consider this to be an optimum solution for the growth in village and could make land available rather than more suboptimal options	CSB1	Not accepted.  The sites are chosen against robust criteria – the LSCA. It is essential we have, and follow, an LSCA, because it demonstrates we have properly taken into account the AONB. Otherwise, as has happened elsewhere, our Plan will be rejected.  The area west of the school has always had a lower LSCA capacity than the Grovesend site, even before it was reassessed.	No change.
108	n/a	Area 11 opposite Brook House. To be consistent we believe the LSCA assessment to be too severe	CSB1	Not accepted	No change.

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		<p>compared with other sites. Whilst acknowledging notice needs to be taken of the flooding potential on the lower part this was obviously overcome with all of the development that now surrounds Brook House on two sides. However from an access (direct from Walwyn Road – as a major/main road) and location point (near school) this area would provide a site for much needed smaller affordable housing for village families, with the stream area being developed in to a public amenity area</p> <p>Area 21A &amp; 21B - Field by Thai Restaurant and to the West. Would challenge the LSCA consistency and over time on this plot and believe other small areas in the village can be reassessed which would be much preferred to a large/single 37-house/estate that is being considered The settlement boundary stretched in small ways to allow smaller developments through the village which would be less damaging</p>		<p>A new Area 11A has now been created out of Area 11, covering the area adjacent to Walwyn Road with a LSCA capacity grading of 'Low to Medium', one step lower than the Grovesend site.</p> <p>Whilst many small development areas would be preferred, those that satisfy the LSCA are not achievable.</p>	
108	n/a	<p>Area 6 – 1&amp;2 Barton Villas. I understand that part of this area is currently large gardens for the Villas. The owner is ready and able to develop a small site of houses for rent, a need in the village, with little impact on the surrounding areas. This feels like a similar situation to where Area 21A was extracted from Area 11 in order for a housing site to be developed and we can see this as a strong precedent for Area 6.</p> <p>Area 5A Tan House Farm: This is directly opposite the Barton Villas and is medium/low to medium. We consider that at least the Barton Villas and large garden should be included as a developable site in the NDP.</p> <p>Area 15A in Mathon Road This is a site where the author of the LSCA stated the boundary could be</p>	CSB1	<p>Not accepted.</p> <p>The sites are chosen against robust criteria – the LSCA. It is essential we have, and follow, an LSCA, because it demonstrates we have properly taken into account the AONB. Otherwise, as has happened elsewhere, our Plan will be rejected.</p> <p>Development of other sites would cause less impact – see LSCA. Highway access is also an issue that has led to refusals in the past.</p> <p>In 2015 it was understood Area 15A was outside the original settlement boundary</p>	No change.

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		<p>changed but seems to have been excluded from the 2018 NDP.</p> <p>Other areas to be re-considered: Other large areas which could provide housing with higher capacity than Grovesend Farm are - part of the Downs (area 20) and</p> <p>Picton Gardens (area 1A); Pictons "landowner timescale for development beyond the plan date" but 2015 NDP included housing here</p>		<p>however it is now believed to be inside. In any event it is shown as inside the proposed settlement boundary. It is not counted towards our target because it is only a single plot and has arguably been developable for a long time.</p> <p>Area 20 contains all the buildings forming the Downs school and hard tennis and football pitches. Any substantial development here would effectively mean closing the school.</p> <p>The area is only included in the LSCA because it lies outside the original settlement boundary. It has this LSCA capacity because it is fully built up.</p> <p>Following the 2015 NDP the owners of Area A informed the parish they did not wish to develop the land.</p>	
108	n/a	<p>Hereford Council designated Colwall Stone and the associated Open Spaces as a Conservation Area in 2001 including the following helpful statements in proposing to English Heritage that Old Church Road should be protected from further development – see below...</p> <p>HC council designated the Colwall Conversation Area in - 2001 specifically incorporating Old Church Rd Old Church Rd was defined as an area of architectural and historic interest, the character and appearance of which are desirable to preserve or enhance (Referencing Section 69 of the Planning Act 1990 covering listed buildings and conservation areas)</p>	CSB1	<p>Not accepted.</p> <p>The LSCA includes consideration of the historic interest and the Conservation Area status.</p> <p>Both Historic England and Natural England have endorsed the use and methodology of the LSCA.</p> <p>Heritage England stated; This [the LSCA] and other documentation produced by the Malvern Hills AONB provides</p>	No change.



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		Considerable infill development throughout the late 20th century has compromised the character of much of the village - however the areas around Old Church Road have largely retained their historic character and appearance and stand out as areas of historic and architectural interest and high environmental quality		a very thorough evidence base for the policies and proposals put forward.	
108	n/a	<p>Protection for Open Spaces – the document makes the following key references: There are some important spaces within Colwall which make a significant contribution to the character and appearance of the village. The majority of which are located around Old Church Road that make a significant contribution to its rural character</p> <p>These open spaces are intrinsic element of this part of the village and they make a significant contribution to the character and appearance of the area The full importance can be best appreciated when viewed from Jubilee Drive on the Malverns the from where they can clearly be seen to form an integral part of the nuclei of the conservation area They form a setting which reinforces and enhances the characteristics of the built environment and its immediate surroundings as well as being a feature of high visual and physical quality in their own right</p>	CSB1	<p>Not accepted</p> <p>All these attributes are taken into consideration in the LSCA.</p>	No change.
108	n/a	<p>Importance of Views and protecting them The Malverns form a very strong scenic setting and are the dominant landscape feature both within and around Colwall. They create a pervasive potent sense of a place that is instrumental in defining Colwall's character. Frequent and significant views of the hills and especially of the British camp are afforded by the nature of the topography and gaps in the development.</p>	CSB1	<p>Not accepted</p> <p>These attributes are taken into account in the LSCA</p>	No change.

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		Principle views out of the Conservation Area were described as being to British Camp and the Malverns as key contributions to the overall atmosphere and sense of the place			
108	n/a	Hedgerows, Verges and GI A number of strong boundary treatments were specifically identified in the conservation area including characteristic hedgerows along Old Church Road ... which contributes to the relaxed rustic character Hedges running parallel and close to the road with grass verges were also a key and mentioned component	CSB1	Not accepted  These attributes are taken into account in the LSCA	No change.
167	n/a	Colwall Draft neighbourhood Development Plan – Identification of Sits on Plan Published 1st February 2018 I refer to the above and would like to firstly congratulate Colwall Parish Council on producing a draft Neighbourhood Development Plan. Clearly a lot of work has gone into this and I am sure that it will eventually provide a suitable blueprint for the future of the village.	CSB1	Noted	No change.
167	n/a	On behalf of my client XXXXXXXX I would like to raise several points which he and I have considered and which I will set out below in no particular order of priority. 1) The village settlement boundary. It is noted and understood that the adopted Herefordshire Local Plan Core Strategy requires an indicative growth figure for housing of 14% for the Colwall housing market area which equates to at least 156 new houses in the village for the life of the	CSB1	Not accepted  The Core Strategy requires development to be “within or adjacent to main built up areas”.	No change.

Ref No.	Vote	Draft Policy CSB1 Colwall Settlement Boundary	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>plan. Taking into account to currently applications and developments already completed since the Core Strategy was published, this figure has now been reduced. However it seems to us that owing to the linear nature of Colwall these housing areas ought to be spread out over the entire village rather than in one or two specific areas and therefore we believe that the village settlement boundary is being drawn too tightly. Sticking rigidly to this tight boundary with only one or two breaches to create large blocks of development will result in the settlement density increasing and the character of the village changing markedly.</p> <p>2) The whole of Colwall and surrounding area is in the Malvern Hills ANOB and therefore wherever any development is provided for its impact needs to be carefully assessed under the same broad criteria for all possible sites.</p> <p>3) If this settlement boundary was spread out more and perhaps reached right down to the area of Thornley Close and Barton Villas in the south and along Mill Lane to the west then the smaller pockets of development would have less of an impact on the surrounding landscape and help maintain the feel and appearance of the village as clumps of building interspersed with open landscape vistas.</p> <p>4) It would therefore lead to more organic development and neighbourhood infill which would be less intensive and therefore less intrusive.</p> <p>5) It is noted that the areas currently earmarked for development (Groves End Farm and the old school site) are both outside the former UDP settlement boundary and in order to allow the</p>		<p>As there is a development target to be reached there is a balance to be struck between increased density or increased land take. More dense development encourages smaller homes, hopefully more affordable. which is considered beneficial.</p> <p>Because of the AONB it is necessary to demonstrate 'great weight' is given to the landscape and this is achieved through the LSCA.</p> <p>There is no appetite to extend the boundary more than is necessary to achieve the target. To be successful the NDP needs to be approved by the community in a referendum.</p> <p>Agreed but not achievable.</p>	

Colwall NDP Reg 14 Consultation  
Section C (CSB1) representations and responses

Ref No.	Vote	Draft Policy CSB1 Colwall Settlement Boundary	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>development of these sites the settlement boundary will have to be extended. We believe there is a case for the boundary to be extended in other areas especially around Barton Villas, to the land adjacent to the new primary school.</p> <p>6) The access to each of these areas is much better than the access to the Groves End Farm site and indeed fewer existing residents would be disturbed in each case by spreading the development.</p> <p>7) The old Colwall school site is prone to flooding (hence the decision to build a new school) which will lead to constraints on design and an effect on the development costs.</p> <p>8) We therefore wonder if the proposed sites have been vigorously tested against other possible sites which are also outside the former UDP settlement boundary. It seems that the present proposals raise a number of inconsistencies with the various revisions of the LSCA.</p>		<p>Correct. There is insufficient development space inside the old settlement boundary and therefore it must be extended if the target is to be met.</p> <p>Maybe but the impact on the AONB must be considered via the LSCA.</p> <p>Agreed</p> <p>The choice of sites starts by consideration of the impact of development on the AONB, via the LSCA. The LSCA is necessarily updated when the base line changes.</p>	
167	n/a	<p>9) Barton Villas Site It is noted in the continuation of Table 1 on page 31 of the NDP that the landowner of the Barton Villas sites put forward a scheme for nine dwellings, giving a net gain of seven houses after the existing pair of cottages have been demolished. We are not sure where this idea came from because we have never</p>	CSB1	<p>Noted</p> <p>It was not intended to give that impression. The land owner and 'count were not intended to be related. The word 'count' has a capital letter, unfortunately the full stop after landowner was omitted.</p>	No change.

Ref No.	Vote	Draft Policy CSB1 Colwall Settlement Boundary	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>suggest that the site would be suitable for this many houses. It is our opinion that the site would accommodate five or at most six ecologically designed houses (bungalows would probably be the most suitable) which would have to be made available for rent.</p> <p>10) Land to the west of Walwyn Road along Colwall Green between the bus shelter and the present housing (Area 1)</p> <p>It has been stated that, following an approach last year by the Parish Council, my client was not prepared to consider this land for development. This was not the case – our response was that there are much more suitable sites still available (Barton Villas being the obvious one) that should be considered before this. It is our opinion that building along this stretch of the road removes an important open space vista and closes in the green to the detriment of its appearance.</p> <p>Therefore in conclusion we believe that the settlement boundary is being drawn too tightly and that the proposed areas of development should be spread around Colwall Stone and Colwall Green rather than having the whole impact of the large Groves End Farm proposal being taken by the residents of Old Church Road, Oak Drive and Stone Drive where the access is narrow and unsuitable. Maintaining existing open spaces between the various groups of houses is, in our opinion, essential to the future appearance and well-being of the village. My client and I would be very willing to discuss this with the Parish Council in much more detail should</p>		<p>Not accepted.</p> <p>The advice the Parish Council received was the landowner would only support development “<i>in the long term, probably 16-20 years, as we believe there are other sites in the Parish which are perhaps more suitable in the short term</i>”. (letter dated 28 February 2017).</p> <p>16 to 20 years is beyond the Plan date.</p>	

Colwall NDP Reg 14 Consultation  
 Section C (CSB1) representations and responses

Ref No.	Vote	Draft Policy CSB1 Colwall Settlement Boundary	Subject	Parish Council Consideration	Amendments to NDP to be considered
		you so wish. In the mean time I would be grateful if you could please acknowledge receipt of this letter.			

Colwall NDP Reg 14 Consultation  
Section D1 (CD1 & CD2) excl R174 representations and responses

Ref No.	Vote	Draft Policy CD1 General Design Principles for Development within Colwall Settlement Boundary	Subject	PC Consideration	Amendments to NDP to be considered
001	Support	This is important. We need to avoid another "Brookmill" type development with standard brick boxes repeated en mass.	CD1	Noted.	No change.
002	Support	Reasonable	CD1	Noted.	No change.
004	Support		CD1	Noted.	No change.
005	Support		CD1	Noted.	No change.
006	Support		CD1	Noted.	No change.
007	Support		CD1	Noted.	No change.
008	Don't know		CD1	Noted.	No change.
009	Object		CD1	Noted.	No change.
010	Support		CD1	Noted.	No change.
011	Don't know	no strong views on this.	CD1	Noted.	No change.
012	Don't know		CD1	Noted.	No change.
013	Support		CD1	Noted.	No change.
014	Object	Important to minimise the impact of new development on existing settlement and to maintain local views. Unfortunately what is being proposed is more infill of the valued open space within the existing building line.	CD1	Not accepted.  NDP Policy CD1 sets out detailed design guidance and the protection of local views are referred to in criterion 11.	No change.
015	Don't know		CD1	Noted.	No change.
017	Support		CD1	Noted.	No change.
018	Object		CD1	Noted.	No change.
019	Support	Agree in principle	CD1	Noted.	No change.
020	Don't know	It is imperative that all brown field sites within the village are utilised to the FULL before encroaching on land outside the Colwall Settlement Boundary - ie FULL utilisation of the "nursing home" site for full housing development as an example	CD1	Noted.  There are insufficient brownfield sites within the village to provide the required number of houses over the plan period. The Care Home developer is being encouraged to provide housing on the bottling plant site but this cannot be imposed. If it becomes housing the proposed development	No change.

Colwall NDP Reg 14 Consultation  
Section D1 (CD1 & CD2) excl R174 representations and responses

Ref No.	Vote	Draft Policy CD1 General Design Principles for Development within Colwall Settlement Boundary	Subject	PC Consideration	Amendments to NDP to be considered
				elsewhere will be reduced and taken into account in the next stage of the Plan's development.	
021	Support		CD1	Noted.	No change.
022	Don't know		CD1	Noted.	No change.
023	Support		CD1	Noted.	No change.
024	Object		CD1	Noted.	No change.
025	Object	it is important to retain built heritage and maintain landscape views (this is an AONB). The proposals do not do this. The building at the Thai Restaurant and proposed site at Colwall Green are infilling of valued open green space.	CD1	Not accepted.  Policy CD1 provides detailed design guidance to inform future development proposals and to help ensure these are sensitive to the AONB location. The NDP cannot be used retrospectively to influence former planning decisions.	No change.
026	Don't know	It is obvious that houses have to be built but it needs to be kept to the Quota that was stated at the meeting.	CD1	Noted. The NDP does not have a "quota" of housing but there is a minimum housing growth target figure which is set out in the adopted Core Strategy. The net figure takes into consideration new housing built since 2011 and existing commitments (live planning consents). This will be updated in the submission plan following further advice from Herefordshire Council.	No change.
027	Support		CD1	Noted.	No change.
028	Don't know		CD1	Noted.	No change.
030	Support		CD1	Noted.	No change.
031	Support		CD1	Noted.	No change.
032	Support	Seems reasonable	CD1	Noted.	No change.
033	Support	No comment	CD1	Noted.	No change.
034	Support		CD1	Noted.	No change.
036	Object		CD1	Noted.	No change.



Colwall NDP Reg 14 Consultation  
Section D1 (CD1 & CD2) excl R174 representations and responses

Ref No.	Vote	Draft Policy CD1 General Design Principles for Development within Colwall Settlement Boundary	Subject	PC Consideration	Amendments to NDP to be considered
037	Support		CD1	Noted.	No change.
038	Support		CD1	Noted.	No change.
040	Support		CD1	Noted.	No change.
041	Support	<p>6. Hedging species should not be restricted to thorn. Many existing hedges are yew, box, Ionicera nitida, privet.</p> <p>9. LED lighting should be warm white rather than more blue as insects respond adversely to blue light. (Common to many items)</p> <p>15. This is likely to mean BIG houses only on sites on edge of village. Contrary to having a mix of housing types.</p> <p>17. Welsh slate? What is wrong with Spanish?</p> <p>24. Under cover, secure sheds preferred for bicycle storage.</p> <p>26. Could "local materials" be expanded to "traditional materials as in 17.</p>	CD1	<p>Noted and partially accepted.</p> <p>6. Thorn is provided as an example for boundary treatment in the fringes but other species may also be appropriate.</p> <p>9. Include wording as suggested.</p> <p>15. Not accepted. The criterion should be applied to all new development.</p> <p>17. Not accepted. Welsh slate is a locally appropriate material and using local materials is more sustainable in terms of transport and energy consumption.</p> <p>26. Not accepted. Use of local materials would minimise transport / energy consumption.</p>	<p>Amend NDP.</p> <p>Amend 9 first sentence to:  <b>" External LED lighting should be warm white and kept to a minimum in all development to minimise impacts on dark skies. "</b></p> <p>No further change.</p> <p>NOT SURE ABOUT THESE</p>
042	Don't know		CD1	Noted.	No change.
043	Object		CD1	Noted.	No change.
044	Support	I support this	CD1	Noted.	No change.
045	Support	Agree	CD1	Noted.	No change.
046	Support	Laudable but widely optimistic when looking at what is being currently done. The village does not have any architectural coherence any longer.	CD1	Noted.	No change.
047	Don't know		CD1	Noted.	No change.
048	Support		CD1	Noted.	No change.

Colwall NDP Reg 14 Consultation  
 Section D1 (CD1 & CD2) excl R174 representations and responses

Ref No.	Vote	Draft Policy CD1 General Design Principles for Development within Colwall Settlement Boundary	Subject	PC Consideration	Amendments to NDP to be considered
050	Object	The Design Principles are of limited value since one person's judgements have been heavily relied upon. Identification of INITIAL assessment areas have been taken as FINAL decision without consideration of other important factors.	CD1	Not accepted. The LSCA is used to rank sites as to their suitability for development in landscape terms; each site is then examined to determine whether development is achievable and appropriate when all other matters were considered. These 'Site Assessments' have been carried out using a template supplied by Herefordshire Council and are available.	No change.
054	Support		CD1	Noted.	No change.
057	Support		CD1	Noted.	No change.
058	Support		CD1	Noted.	No change.
059	Support		CD1	Noted.	No change.
060	Support	However, I'd like to see ribbon development along Mill Lane to connect up with St James's Church, long before mass development with an estate on Grovesend Field.	CD1	Noted. Ribbon development is not a sustainable pattern of development and should be resisted.	No change.
061	Support		CD1	Noted.	No change.
062	Support		CD1	Noted.	No change.
063	Don't know		CD1	Noted.	No change.
064	Support		CD1	Noted.	No change.
065	Support	I would like to see something in here that excludes 'gated' communities, such as the recent development on the old water bottling site.	CD1	Noted.	Amend NDP.  Insert text to the end of criterion 2: <b><u>"Schemes should aim to integrate into the existing streetscape and proposals for gated</u></b>

Colwall NDP Reg 14 Consultation  
Section D1 (CD1 & CD2) excl R174 representations and responses

Ref No.	Vote	Draft Policy CD1 General Design Principles for Development within Colwall Settlement Boundary	Subject	PC Consideration	Amendments to NDP to be considered
					<b><u>communities should be refused"</u></b> .
066	Don't know		CD1	Noted.	No change.
067	Don't know		CD1	Noted.	No change.
069	Support		CD1	Noted.	No change.
070	Support		CD1	Noted.	No change.
071	Support		CD1	Noted.	No change.
072	Support		CD1	Noted.	No change.
073	Support		CD1	Noted.	No change.
074	Support		CD1	Noted.	No change.
075	Support		CD1	Noted.	No change.
077	Support		CD1	Noted.	No change.
078	Don't know		CD1	Noted.	No change.
079	Don't know		CD1	Noted.	No change.
080	Don't know	See Ref 108	CD1	Noted.	No change.
081	Don't know	See Ref 108	CD1	Noted.	No change.
082	Don't know	See Ref 108	CD1	Noted.	No change.
083	Don't know	See Ref 108	CD1	Noted.	No change.
084	Don't know	See Ref 108	CD1	Noted.	No change.
085	Don't know	See Ref 108	CD1	Noted.	No change.

Colwall NDP Reg 14 Consultation  
 Section D1 (CD1 & CD2) excl R174 representations and responses

Ref No.	Vote	Draft Policy CD1 General Design Principles for Development within Colwall Settlement Boundary	Subject	PC Consideration	Amendments to NDP to be considered
086		<p>By and large, I support the bulk of this policy, and my concern is more with the failure of CPC or HC to actually ensure that development meets these standards. (For example, CPC recently failed to object to the removal of a hedge fronting the road in Upper Colwall, and boarded fence in direct contravention of point 6!)</p> <p>Point 5 needs clarification, I assume it means planting of native species rich hedgerows, plus planting, or promotion of hedgerow species to grow into full sized trees.</p> <p>Point 15 is particularly problematic in Colwall, where the activity of the Ballard family and others created a large number of substantial houses in and around the village, forming the basis of the conservation area. If policy CD1.15 were followed, developers could legitimately argue that any development of land adjacent to these, eg on Site 2, should accommodate house of similar size and scale. As noted above, I am concerned at the preponderance of large houses in all the new development sites, both on multi-plot sites and in single plots (eg the recent replacement of the tiny former Elm Cottage on Broadwood Drive with a large executive home).</p> <p>In my view, the only way to ensure that the clauses laid out in this policy are adhered to is to require the preparation of a detailed site brief for the main development sites, against which development proposals can be judged</p>	CD1	<p>Noted and partially accepted. Regarding the alleged failure of CPC to ensure developments meet the standard, there are a number of points to be considered; the NDP is not yet in place so has no standing; even when it is in place the NDP does not apply retrospectively; it is for HC to apply the NDP, not CPC which has no powers and, following completion of a property, only changes that need planning permission are covered afterwards.</p> <p>Point 5 - amend as suggested.</p> <p>Point 15 - this would need to be balanced against policy CH1. However it is accepted that there may be a conflict and therefore clarification is required. The parish council is unlikely to have the resources to commission development briefs for the proposed sites.</p> <p>Policy CRE1 has been amended to refer to energy efficiency. NDPs cannot include detailed technical standards - see Section A representation 086.</p>	<p>Amend NDP.</p> <p>Amend criterion 5 to:  <b><u>" 5. Development should retain and enhance boundary hedges and hedgerow trees, between and around plots. Planting of new native species rich hedgerows which grow to tree size is encouraged."</u></b></p> <p>Amend criterion 15 to:  <b><u>"15. Housing schemes should respond to the plot size and pattern of development which is locally characteristic, with particular reference to neighbouring properties. However on larger schemes (over 5 houses) a range of house types and sizes will be</u></b></p>

Colwall NDP Reg 14 Consultation  
Section D1 (CD1 & CD2) excl R174 representations and responses

Ref No.	Vote	Draft Policy CD1 General Design Principles for Development within Colwall Settlement Boundary	Subject	PC Consideration	Amendments to NDP to be considered
		<p>Recommendations:</p> <ul style="list-style-type: none"> <li>*Clarify point 5.</li> <li>*Remove point 15 from the policy</li> <li>* insert an additional point requiring the preparation of site brief for each site identified in the Neighbourhood Plan</li> <li>* insert additional points in the policy relating to carbon reduction and fuel efficiency as per point 9 in the Farmsteads policy. Perhaps specify all housing to be developed in accordance with the 'BREEAM UK New Construction 2018' standards.</li> </ul>			<b><u>required in line with Policy CH1.</u></b>
087	Support		CD1	Noted.	No change.
088	Support	Mostly common sense suggestions	CD1	Noted.	No change.
089	Support		CD1	Noted.	No change.
090	Support		CD1	Noted.	No change.
091	Object		CD1	Noted.	No change.
094	Support	<p>General comment – there appears to be no policy for impacts of development on biodiversity despite NPPF para 115 . I would expect a policy statement to the effect that “Development will be required to demonstrate how the design has considered the impact on biodiversity and how biodiversity has been enhanced in and around the development”</p> <p>Specific comments - Para 1 - Conservation area and built heritage assets .</p> <p>This is fine but no work has been done to describe the “setting of the conservation area” nor to define and map built heritage assets or describe their settings.</p> <p>Paras 2 to 4 support.</p>	CD1	<p>Noted and partially accepted.</p> <p>Biodiversity enhancement is adequately covered by Core Strategy Policy SS6and and LD2 and the NPPF.</p> <p>Para 1 - The LSCA considers and takes account of the Conservation Area.</p> <p>Paras 2-4 noted.</p>	<p>Amend NDP.</p> <p>Amend criterion 23 as suggested to: <b><u>"Car parking areas should not dominate the street scene, should be adequately screened by trees or landscaping and should include EV charging points."</u></b></p>

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 Section D1 (CD1 & CD2) excl R174 representations and responses

Ref No.	Vote	Draft Policy CD1 General Design Principles for Development within Colwall Settlement Boundary	Subject	PC Consideration	Amendments to NDP to be considered
		<p>Para 5 – appears to have a typo. Second sentence does not make sense, to me at least. However I support the thrust of this. I would suggest the first part of the second sentence should read – “Planting of new native species rich hedgerows and locally occurring etc.” As below these species need defining.</p> <p>Para 6 – strongly support but I suggest someone should define what are “locally appropriate hedge species” otherwise it is a meaningless policy.</p> <p>Paras 7 to 9 support</p> <p>Para 10 – strongly support but struggle to see what the mechanism is. We really need a village consultation on what open space the village would want in 2031.</p> <p>Para 11 – support, but I would point out that these “important views” were defined in a Village Design Statement process that started 33 years before 2031. It is surely time to update this. Additionally there is no commentary on what landscape elements make the views important. As a consequence it is very easy for any developer justifiably to claim that the development will not impact on the view.</p> <p>Paras 12 to 14 – support</p> <p>Para 15 – I do not support this where it refers to “windfall” infill sites which are inevitably means that yet more large detached houses appear in the village.</p> <p>Paras 16 to 22 – support</p> <p>Para 23 – Agree but should include reference to EV charging points. “Car parking areas should not dominate the street scene, should be adequately</p>		<p>Para 5 - this will be amended - see 086 above.</p> <p>Paras 6-10 - noted.</p> <p>Para 11 – consideration is being given to preparing a new Visual Study for use in preparing the NDP.</p> <p>Para 12-14 - noted.</p> <p>Para 15 - refer to 22 which guides back garden development.</p> <p>Paras 16- 22 noted.</p> <p>Para 23 - accepted. Amend wording as suggested, see 094 above.                      There is no need to duplicate this in 24.</p>	

Colwall NDP Reg 14 Consultation  
Section D1 (CD1 & CD2) excl R174 representations and responses

Ref No.	Vote	Draft Policy CD1 General Design Principles for Development within Colwall Settlement Boundary	Subject	PC Consideration	Amendments to NDP to be considered
		<p>screened by trees or landscaping and should include EV charging points”.</p> <p>Para 24 – support but again should include reference to EV charging points.  Paras 25 to 27 – support.</p>		<p>Para 24 - noted  Paras 25-27 - noted.</p>	
096	Don't know		CD1		
097	Don't know		CD1	Noted.	No change.
108		<p>Draft Policy CD1 General Design Principles for Development within Colwall Settlement Boundary</p> <p>Don't know</p> <p>*** Not sure how to respond to this as I partially support the direction and many suggestions but not any major Housing or any significant groups of houses development on a green field site</p> <p>Likes:</p> <p>Protected Views for all to/from Malvern and Oyster Hills with priority for existing residents – and including strict height limits and historic, natural green infrastructures – open fields, hedgerows, verges, narrow country lanes etc Promotion of High quality Design principles in any construction and obligatory green infrastructures and engineered sustainable drainage</p> <p>Should apply to protecting all infrastructures and preserving character of country roads (incl access points), green spaces, hedgerows, boundaries, trees, resident densities and large gardens Keeping new housing developments accesses to be from Major Roads only and priority on Brownfield sites</p> <p>Potential role of affordable housing/flats to be a part of plan when in keeping with local surrounding developments/special design – and where</p>	CD1	<p>Noted.</p> <p>These matters are largely already addressed in the policy.</p> <p>All ‘brownfield’ sites are being developed first but will not satisfy the target. Inevitably therefore there will be some loss of green space. The LSCA process has been used to identify the most suitable sites to meet the required housing target.</p> <p>Because the whole of the parish lies in the</p>	No change.

Colwall NDP Reg 14 Consultation  
 Section D1 (CD1 & CD2) excl R174 representations and responses

Ref No.	Vote	Draft Policy CD1 General Design Principles for Development within Colwall Settlement Boundary	Subject	PC Consideration	Amendments to NDP to be considered
		<p>infrastructure can support safely</p> <p>Agree with importance of green landscaping, lighting, building design and materials</p> <p>Preservation/Restoration of ancient woods, orchards etc</p> <p>Controlling noise and light pollution including from road traffic</p> <p>Dislikes/Builds:</p> <p>Be clearer on no major developments and extreme limits (&lt;3 houses) on green space developments whilst maximising brown field sites and those already designated for development. Only developments where infrastructure is safe and direct linked to Main Roads – not via Minor Roads. No new access points on Minor roads/Country lanes. More emphasis on increased densities &amp; using flats as appropriate solutions to deliver volumes/affordable homes</p> <p>Low utilisation business sites to be assessed for consideration</p> <p>Challenge on LSCA for consistency – do not agree with sub-dividing Area12 and/or basis for doing so which is subjective</p>		<p>AONB the LSCA is used to rank sites as to their suitability for development in landscape terms; each site is then examined to determine whether development is achievable and appropriate when all other matters, including access, are considered. These 'Site Assessments' have been carried out using a template supplied by Herefordshire Council and are available.</p> <p>It is not possible to limit development either in numbers or access in this way and achieve the target.</p>	
		NOTE 132- 139 NOT USED		Noted.	
		NOTE 142 to 144 NOT USED		Noted.	
145		See 108		See 108	See 108
146		See 108		See 108	See 108
147		See 108		See 108	See 108
148		See 108		See 108	See 108
149		See 108		See 108	See 108



Colwall NDP Reg 14 Consultation  
 Section D1 (CD1 & CD2) excl R174 representations and responses

Ref No.	Vote	Draft Policy CD2 Site 1 Old Primary School and Adjacent Land	Subject	PC Consideration	Amendments to NDP
001	Object	The original proposal for 6 houses looked reasonable. Increasing the number of houses will lead to a much higher housing density and produce a less attractive development. The impact on water levels in the area needs to be identified and mitigated.	CD2	Noted. The final number will be determined through the development management process but the site is considered to have a capacity of around 14 houses and this figure has been used in calculations to demonstrate how the NDP will meet the required target housing number. However it is acknowledged it is difficult to achieve more than 9 on a development because there are currently no infrastructure charges for up to 9 properties. The access crossing the common land may also restrict the number of dwellings that can be achieved and, as a result the number used towards the <i>target</i> will be reduced to 9.	Consider reducing the contribution to the <i>target</i> from this site to 9.
002	Support	Cram as many in as possible as this is a brownfield site.	CD2	Noted.	No change.
004	Support		CD2	Noted.	No change.
005	Support		CD2	Noted.	No change.
006	Support		CD2	Noted.	No change.
007	Support	The young silver birch tree group is part of David Percy's memorial and must remain intact.	CD2	Noted. The memorial will be taken into consideration.	No change.
009	Object		CD2	Not accepted.	No change.

Colwall NDP Reg 14 Consultation  
 Section D1 (CD1 & CD2) excl R174 representations and responses

Ref No.	Vote	Draft Policy CD2 Site 1 Old Primary School and Adjacent Land	Subject	PC Consideration	Amendments to NDP
010	Object	<p>Proposal at "14 Units" is simply too many. This will contravene declared intention to promote high quality, low visual impact houses.</p> <p>The inclusion of the triangle of land directly behind No 3 Elms Drive (To the North)...to arbitrarily increase the the area and thus the "capacity", is completely unacceptable and highly intrusive to that property.</p> <p>The inclusion of this small area and THEN continuing the proposed development line south (back to the existing developed area occupied by the old school)...completely changes the nature and character of this site and will open up a very substantial "view line" from the Malvern Hills. We understand that at the proposed number of units (14) any Developer would be bound by the existing "106 Agreements" (or subsequent requirements!) and would therefore ,be likely to try for even more units, to amortize the additional costs of compliance.</p> <p>The density of this proposal would therefore be.</p> <ol style="list-style-type: none"> <li>1. Totally out of character with quality and density elsewhere within village</li> <li>2.Visually intrusive both from within the village and from the "Hills".</li> <li>3.Detrimental to both Surface and Ground Water drainage (We understand that the whole reason for closing the existing School was the inability to control the damp!)</li> <li>4. Unable to provide sufficient parking area for the inevitable minimum of two cars per household.</li> </ol>	CD2	<p>Not accepted.</p> <p>The final number will be determined through the development management process but the site is considered to have a capacity of around 14 houses and this figure has been used in calculations to demonstrate how the NDP will meet the required target housing number. However it is acknowledged it is difficult to achieve more than 9 on a development because there are currently no infrastructure charges for up to 9 properties. The access crossing the common land may also restrict the number of dwellings that can be achieved and, as a result the number used towards the <i>target</i> will be reduced to 9.</p> <p>Other NDP policies relating to density and design of development will apply in the determination of any planning applications that come forward.</p>	Consider reducing the contribution to the <i>target</i> from this site to 9.
011	Support	This seems a suitable site from the evidence put forward. Close to village amenities.	CD2	Noted.	No change.
012	Don't know		CD2	Noted.	No change.

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Section D1 (CD1 & CD2) excl R174 representations and responses

Ref No.	Vote	Draft Policy CD2 Site 1 Old Primary School and Adjacent Land	Subject	PC Consideration	Amendments to NDP
013	Object	I believe that there should be an effort to maximise the number of dwellings on each available site through more innovative developments. For example, green roofs could minimise the adverse visual impact which the AONB is rightly concerned with. We really need more smaller but high spec dwellings which might encourage older people to move out of larger older properties into more easily managed modern ones. We do not need more £500,000+ homes! Councils need to be more proactive in achieving this rather than passively waiting for developers to put in proposals which then have to be rejected at the risk of costly planning appeals.	CD2	Noted.  NDP Policy CH1 supports a range of housing including housing for older people.	No change.
014	Object	The original number of houses proposed for this site was 5-6 and the new figure is 14. I am concerned that this will produce much higher density housing than is the norm for Colwall Green. This would be counter to 6.2.15 concerning building design that they are "not out of character to the immediate surrounding area". Alongside the proposed site are low lying bungalows which have minimal impact on the area. Any new large houses would "dwarf" these existing settlements.  The proposal is also on a site that was considered too wet to guarantee the successful rebuilding of Colwall School. Has a full investigation been made of the site as to the nature of the damp problem?  The bottling plant which extracted water from groundwater on the Hills above was producing 26 million bottles of Malvern Water annually until it closed in October 2010. The damp problem that the School and local residents suffer from has been noticeably worse since then.	CD2	Not accepted.  The final number will be determined through the development management process but the site is considered to have a capacity of around 14 houses and this figure has been used in calculations to demonstrate how the NDP will meet the required target housing number. However it is acknowledged it is difficult to achieve more than 9 on a development because there are currently no infrastructure charges for up to 9 properties. The access crossing the common land may also restrict the number of dwellings that can be achieved and, as a result the number used towards the <i>target</i> will be reduced to 9.  Drainage is a matter for the developer to address and is referred to in draft Policy CD2, item 11.	Consider reducing the contribution to the <i>target</i> from this site to 9.

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Ref No.	Vote	Draft Policy CD2 Site 1 Old Primary School and Adjacent Land	Subject	PC Consideration	Amendments to NDP
		<p>What would the impact be on existing houses in the area, with an increase in impermeable surfaces that new houses will bring?</p> <p>The open land alongside the School has a high water table and like the School is not suited to the scale of development proposed.</p>			
015	Support		CD2	Noted.	No change.
016	Support		CD2	Noted.	No change.
017	Support		CD2	Noted.	No change.
018	Don't know		CD2	Noted.	No change.
019	Support	Agree in principle	CD2	Noted.	No change.
020	Support	There should be a mix of dwellings for all levels of income and the site should have a MINIMUM number of dwellings specified i.e. 14 dwellings	CD2	<p>Noted.</p> <p>NDP Policy CH1 requires development to contribute towards a mix of house types and sizes.</p> <p>The final number will be determined through the development management process but the site is considered to have a capacity of around 14 houses and this figure has been used in calculations to demonstrate how the NDP will meet the required target housing number. However it is acknowledged it is difficult to achieve more than 9 on a development because there are currently no infrastructure charges for up to 9 properties. The access crossing the common land may also restrict the number of dwellings that can be achieved and, as a result the number used towards the <i>target</i> will be reduced to 9.</p>	Consider reducing the contribution to the <i>target</i> from this site to 9.
021	Support		CD2	Noted.	No change.
022	Support		CD2	Noted.	No change.

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Ref No.	Vote	Draft Policy CD2 Site 1 Old Primary School and Adjacent Land	Subject	PC Consideration	Amendments to NDP
023	Support	Buildings should be sympathetic to locality and preserve green area and views.	CD2	Noted.  Other NDP policies provide a detailed planning and design framework for new development proposals.	No change.
024	Don't know		CD2	Noted.	No change.
025	Object		CD2	Noted.	No change.
026	Support	I would not like to see a huge development but this land could support some housing.	CD2	Noted.	No change.
027	Support		CD2	Noted.	No change.
028	Don't know		CD2	Noted.	No change.
030	Support		CD2	Noted.	No change.
031	Support		CD2	Noted.	No change.
032	Support	This area is already built on and needs to be used. Therefore seems appropriate to build here.	CD2	Noted.	No change.
033	Object	No objection to principle of re-development of this site or to design criteria included. Objection is to number of dwellings suggested. 14 is very high density in Colwall Green where all existing development is low density. A high density development would fail to respect this character and would contradict Aim 3 of the plan to protect the character of the village, as well as being in conflict with the Village Design Statement which requires development to respect the character of Colwall Green of individual buildings in spacious plots.	CD2	Not accepted.  As there is a development target to be reached there is a balance to be struck between increased density or increased land take. More dense development encourages smaller homes which is considered beneficial. The Core Strategy also includes advice on density which is far more dense than used in the NDP. Professional advice has been taken to ensure the proposal is achievable however it is acknowledged it is difficult to achieve more than 9 on a development because there are currently no infrastructure charges for up to 9 properties. Consequently, this will be reconsidered.  Other NDP policies relating to density and design of development will apply in the determination of any planning applications that come forward.	Consider reducing the contribution to the <i>target</i> from this site to 9.
034	Support		CD2	Noted.	No change.

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Ref No.	Vote	Draft Policy CD2 Site 1 Old Primary School and Adjacent Land	Subject	PC Consideration	Amendments to NDP
036	Support		CD2	Noted.	No change.
037	Support		CD2	Noted.	No change.
038	Support		CD2	Noted.	No change.
040	Support		CD2	Noted.	No change.
041	Support	<p>9. The PRoW to the East has been closed.</p> <p>There is no mention of the old school itself - could this be demolished? It would be a shame.</p>	CD2	<p>Noted.</p> <p><u>The PRoW does not exist and linkage to the site was not intended.</u></p> <p>The former school building was omitted from the area coloured yellow to indicate the extension to the settlement boundary. This will be corrected to show the development area.</p>	<p>Amend NDP.</p> <p>Delete Criterion 9.</p> <p>Amend area coloured yellow to show the area proposed for development (remove the field access and add the former school building).</p>
042	Support	Why not? This land has to be used	CD2	Noted.	No change.
043	Don't know		CD2	Noted.	No change.
044	Support	A good site for development, but restrict numbers to 9	CD2	<p>Noted.</p> <p>As there is a development target to be reached there is a balance to be struck between increased density or increased land take. More dense development encourages smaller homes which is considered beneficial. The Core Strategy also includes advice on density which is far more dense than used in the NDP. Professional advice has been taken to ensure the proposal is achievable however it is acknowledged it is difficult to achieve more than 9 on a development because there are currently no infrastructure charges for up to 9 properties. Consequently, the contribution to the <i>target</i> for this site will be reconsidered.</p>	Consider reducing the contribution to the <i>target</i> from this site to 9.

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Ref No.	Vote	Draft Policy CD2 Site 1 Old Primary School and Adjacent Land	Subject	PC Consideration	Amendments to NDP
045	Support	Agree	CD2	Noted.	No change.
046	Support		CD2	Noted.	No change.
047	Object		CD2	Noted.	No change.
048	Object	<p>It is of great concern to us that a housing development of this size should be considered on this site, as it has a history of dampness and was rejected as the location of the new village school. Also of concern is that any plans to rectify the dampness on the site will impact adversely on neighbouring properties. It is important, therefore, that the surrounding area should be included in any dampness alleviation. The road adjacent to the football field is currently prone to flooding even after a heavy shower. This problem seems to have been ignored by the authorities.</p> <p>Should the proposed development take place the location of the access to the site from Walwyn Road is of concern. The impact of a large development on traffic on this stretch of the road would be significant. The 30 mph speed limit is frequently ignored on this stretch of the road especially by vehicles trying to beat the lights on the bridge. Great emphasis has rightly been given to the views to and from the hills. With this in mind the height of any houses built on the site should be taken into account.</p>	CD2	<p>Not accepted.</p> <p>Drainage is a matter for the developer to address and is referred to in draft Policy CD2, item 11.</p> <p>Walwyn Road is entirely suitable to provide access for this small development. The issue of speed now and in the future is a matter for the highway authority.</p> <p>Other NDP policies provide detailed design guidance for new development including the protection of key views and ensuring new development is sensitive to the local area.</p>	No change.
050	Object	I challenge the avoidance of CIL which limits to 9 dwellings only. Otherwise support development of this brownfield site.	CD2	<p>Noted.</p> <p>Currently no development of up to 9 properties pay infrastructure charges regardless of CIL.</p>	No change.
051	Support	It is critical that available "brown field" sites such as the former Primary School are fully exploited for housing	CD2	Noted.	No change.

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Ref No.	Vote	Draft Policy CD2 Site 1 Old Primary School and Adjacent Land	Subject	PC Consideration	Amendments to NDP
052	Support	<p>I feel that re-development of the Old School site for housing, should go ahead as soon as a solution to the underground watercourse is found. I also consider that the limitation specified in the Draft Plan, that new building should be restricted to the footprint of the existing buildings, is over-restrictive in that the loss of amenity that would be incurred by neighbours is broadly comparable with that from a school childrens' play area.</p> <p>Site 1 also has easy access both during and after the development.</p>	CD2	<p>Noted.</p> <p>Policy CD2 does not limit development to only those areas with old buildings but includes the grassed field to the north and other areas.</p>	No change.
054	Object	<p>The Elms Drive buildings have caused (as predicted) problems. The Elms spring must be properly mapped and then directed to the culvert under the road, whence it flows down the edge of Stowe Lane (feeding the old Brockbury Castle moat). Fine to develop once that has been achieved.</p>	CD2	<p>Noted.</p> <p>Drainage is a matter for the developer to address. Criterion 11 refers to these issues.</p>	No change.
056	Support	<p>This seems a logical and practical site for a housing development, with good access (in an area significantly less affected by traffic now the school has moved) and in keeping with the linear village structure. It's visual impact could easily be limited with planting since it is set back from the highway.</p> <p>This site could be developed with the maximum number of houses possible (rather than falling into the trap of reducing the density to avoid the Community Infrastructure Levy, as seems to have happened with other sites). This would greatly reduce the pressure to achieve the housing quota (and could result in road improvements, which are needed here).</p>	CD2	<p>Noted.</p> <p>It is difficult to achieve more than 9 on a development because there are currently no infrastructure charges for up to 9 properties, regardless of the adoption of CIL. Consequently, the contribution to the <i>target</i> for this site will be reconsidered.</p>	Consider reducing the contribution to the <i>target</i> from this site to 9.
057	Support		CD2	Noted.	No change.
058	Support		CD2	Noted.	No change.
059	Support		CD2	Noted.	No change.



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Ref No.	Vote	Draft Policy CD2 Site 1 Old Primary School and Adjacent Land	Subject	PC Consideration	Amendments to NDP
060	Object	Old primary school land only, not adjacent land.	CD2	Not accepted.  The proposed site includes land adjacent to the former school as this area was identified for inclusion in the settlement boundary through the LSCA process.	No change.
062	Support	Carefully thought should be given to water/drainage management. Houses should be positioned in such a way to maintain the open feel of the Green.	CD2	Noted.  Drainage is a matter for the developer to address. Criterion 11 refers to these issues. Other NDP policies will be used to guide matters such as siting and design.	No change.
063	Object	Concerns over water table and constant damp issues. Disagree with removal of silver birch trees.	CD2	Noted.  Drainage is a matter for the developer to address. Criterion 11 refers to these issues. Criterion 5 protects important landscape features and ecological habitats but proposed removal of individual trees is a detailed matter and will be determined through the development management process.	No change.
064	Support		CD2	Noted.	No change.
065	Support		CD2	Noted.	No change.
066	Don't know		CD2	Noted.	No change.
067	Support	This is an excellent site for development once flooding problem is solved	CD2	Noted.	No change.
069	Object		CD2	Noted.	No change.
070	Support	Surely 14 houses is a very conservative estimate for this site. It is a large area already used for the old school. When you consider how many houses have been placed in other previous village developments then I am confused why this number is so small?	CD2	Noted.  It is difficult to achieve more than 9 on a development because there are currently no infrastructure charges for up to 9 properties. Consequently, the contribution to the <i>target</i> for this site will be reconsidered.	Consider reducing the contribution to the <i>target</i> from this site to 9.

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Ref No.	Vote	Draft Policy CD2 Site 1 Old Primary School and Adjacent Land	Subject	PC Consideration	Amendments to NDP
071	Support	I think more than 14 houses could easily fit on to this site. As it was previously the school site neighbouring residents will be used to a busy site.	CD2	Noted. It is difficult to achieve more than 9 on a development because there are currently no infrastructure charges for up to 9 properties. Consequently, the contribution to the <i>target</i> for this site will be reconsidered.	Consider reducing the contribution to the <i>target</i> from this site to 9.
072	Support		CD2	Noted.	No change.
073	Support		CD2	Noted.	No change.
074	Support		CD2	Noted.	No change.
075	Support		CD2	Noted.	No change.
076	Support		CD2	Noted.	No change.
077	Support		CD2	Noted.	No change.
078	Support	Brown field site so good for developing but consideration should be made for ensuring adequate drainage and the aesthetics it produces as viewed from the Hills and surrounding areas.	CD2	Noted.  Drainage is a matter for the developer to address. Criterion 11 refers to these issues. Other NDP policies will be used to guide matters such as siting and design.	No change.
079	Support		CD2	Noted.	No change.
080	Support	See Ref 108	CD2	See Ref 108	See Ref 108
081	Support	See Ref 108	CD2	See Ref 108	See Ref 108
082	Support	See Ref 108	CD2	See Ref 108	See Ref 108
083	Support	See Ref 108	CD2	See Ref 108	See Ref 108
084	Support	See Ref 108	CD2	See Ref 108	See Ref 108
085	Support	See Ref 108	CD2	See Ref 108	See Ref 108

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Ref No.	Vote	Draft Policy CD2 Site 1 Old Primary School and Adjacent Land	Subject	PC Consideration	Amendments to NDP
086		<p>Whilst I do not wish to object to development of Site 1, development of this site must be very sensitively handled, and a site brief should be drawn up as per my recommendation in Policy CD1.</p> <p>Please note that Colwall Orchard Group supported the school and Bright Sparks in planting a new orchard on this site in anticipation of Bright Sparks move to the site. The move did not happen and some of the trees were destroyed in the installation of the portacabins. HC confirmed that they would provide fruit trees for planting on an alternative site, but I have been unable to get them to honour this promise.</p> <p>Recommendation: this policy should include a point requiring the formulation of a site brief to inform the development of the site and ensure that it meets the requirements and policies of this Plan.</p>	CD2	<p>Noted.</p> <p>The Parish Council does not intend to commission a development brief for the site, but the development management process will provide opportunities to comment about detailed matters.</p>	No change.
087	Support		CD2	Noted.	No change.
088	Support	Development would be a housing link between the green and other parts of the Village	CD2	Noted.	No change.
089	Support		CD2	Noted.	No change.
090	Object	A number of six houses is more appropriate for this site, to be similar in height and style to the existing properties to the north.	CD2	<p>Noted.</p> <p>As there is a development target to be reached there is a balance to be struck between increased density or increased land take. More dense development encourages smaller homes which is considered beneficial. The Core Strategy also includes advice on density which is far more dense than used in the NDP. Professional advice has been taken to ensure the proposal is achievable. Other NDP policies will apply and will be used to guide design of new development.</p>	Consider reducing the contribution to the <i>target</i> from this site to 9.

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Ref No.	Vote	Draft Policy CD2 Site 1 Old Primary School and Adjacent Land	Subject	PC Consideration	Amendments to NDP
091	Don't know		CD2	Noted.	No change.
092	Support		CD2	Noted.	No change.
094	Don't know	<p>Para 1 – Support</p> <p>Para 2 – Do not support. “the grassed field to the north” supports a newly planted orchard which would be destroyed by the development. In order support this policy suitable provision should be made for the creation of a similar orchard elsewhere or the permanent safeguarding of a similar area of existing orchard in the village.</p> <p>Paras 3 and 4 - support</p> <p>Para 5 – this cannot be achieved. See my comment above re. orchard trees. Need to insert some reference to offsite mitigation.</p> <p>Para 6 – agree</p> <p>Para 7 – strongly agree. The recently planted trees are a mess. They should have been either managed as a hedge or singled and spaced to form specimen trees of pleasing form. It is now probably too late to do either.</p> <p>Para 8 – support</p> <p>Para 9 – what are the existing green infrastructure assets? What is the “surrounding green infrastructure network”? This again points up a fundamental weakness of this plan which is that it has ignored almost everything other than landscape.</p> <p>Paras 10 &amp; 11 – support.</p>	CD2	<p>Para 1 - noted.</p> <p>Noting the comment Para 7 it is not proposed to make replacing the orchard a condition for development.</p> <p>Paras 3 and 4 - noted.</p> <p>Accepted. Delete 5. Without the power to take land the provision of offsite mitigation is an undue restriction on development. Mitigation will be restricted to the site.</p> <p>Paras 6, 7, 8 - noted.</p> <p>This is now considered to be too onerous on a development above the normal expectation for detailed on side landscaping.</p> <p>Paras 10 and 11 - noted.</p>	<p>Amend NDP.</p> <p><b><u>Delete criteria 5</u></b></p> <p><b><u>Delete criteria 9</u></b></p>
095	Object		CD2	Noted.	No change.
096	Support	I agree this site makes sense for development	CD2	Noted.	No change.
097	Support	I agree this site makes sense for development	CD2	Noted.	No change.
108		Draft Policy CD2 Site 1 Old Primary School and	CD2	Noted.	Consider reducing the

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Ref No.	Vote	Draft Policy CD2 Site 1 Old Primary School and Adjacent Land	Subject	PC Consideration	Amendments to NDP
		<p>Adjacent Land</p> <p>Support (recognising I would prefer to conserve the heritage landscape, settlement pattern etc) This is a brownfield site off a major road and so feels suitable for development. Could this take a greater density incl affordable house/apartments and embrace the design features/feel of the Old school as part of the heritage.</p> <p>Supported new school development and location with development of this site as a part of agreement to site and build the school at this location. Views protection will be important - including when seen from Green. Drainage consideration to be included given hills gradient and speed of run-off in heavy rain but this feels doable with appropriate engineering</p>		<p>The final number will be determined through the development management process but the site is considered to have a capacity of around 14 houses and this figure has been used in calculations to demonstrate how the NDP will meet the required target housing number. However it is acknowledged it is difficult to achieve more than 9 on a development because there are currently no infrastructure charges for up to 9 properties. The access crossing the common land may also restrict the number of dwellings that can be achieved and, as a result the development will be reduced to 9.</p> <p>Drainage is a matter for the developer to address. Criterion 11 refers to these issues. Other NDP policies will be used to guide matters such as views and design.</p>	<p>contribution to the <i>target</i> from this site to 9.</p>
109		<p>field north of the Old Primary School.  N.  I OBJECT for the following reasons.</p> <ol style="list-style-type: none"> <li>1. What guarantee against flooding can a property developer give when building on a high water table area? There has been previous flooding of property and more often flooding across Walwyn Road . Has the "damp" problem at the old school ever been solved?</li> <li>2. Should 14 houses be built, there would be little green area remaining, thus increasing the danger of flooding the neighbouring properties.</li> <li>3. What arrangement with Malvern Hills Trust re</li> </ol>	CD2	<p>Not accepted.</p> <p>Drainage is a matter for the developer to address. Criterion 11 refers to these issues.</p> <p>Ground investigations and flood risk assessments should be undertaken as part of the development management process.</p> <p>The Trust is aware of the proposals and negotiations about access with the Trust will take</p>	No change.

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Ref No.	Vote	Draft Policy CD2 Site 1 Old Primary School and Adjacent Land	Subject	PC Consideration	Amendments to NDP
		<p>access permission to the proposed area? There is an existing entrance to the old school and the other entrance into the field behind Elms Drive is used by tractors and occasional horse boxes during equestrian events at the Elms School. We enjoy horses and cattle at various times in the field. The track entering the field is only 10 metres from bedroom windows and there was a definite privacy deprivation experienced by residents of Elms Drive when the provisional buildings were driven in 3 years ago.</p> <p>4. The erection of houses, as opposed to one-storey homes would be out of character and would overlook the bungalows in Elms Drive.</p> <p>5. Not to be forgotten, this field was deemed by the Village Design committee to provide an open and wonderful view of the hills, and in my opinion should be cherished as such for future generations.</p>		<p>place as part of the development management process. This could include removal of some of the existing 'loop' giving a net reduction in accesses across the Green.</p> <p>Design will be addressed through the development management process and other NDP policies will be used to help determine applications.</p> <p>Consideration is being given to preparing a new Visual Study for use in preparing the NDP.</p>	
117		<p>The residents requested a meeting to explain their concerns regarding Site 1 Old Primary School and Adjacent Land regarding;</p> <ol style="list-style-type: none"> <li>1. Density of the proposed development</li> <li>2. Use of the north-eastern triangle of land for buildings</li> <li>3. Concern the access road could be on the northern boundary</li> <li>4. Water levels and flooding</li> </ol> <p>John Stock endeavoured to answer these questions and a brief note of the discussions follows.</p> <ol style="list-style-type: none"> <li>1. Density is an issue because if reduced here more land has to be found somewhere else with its own issues. Higher densities force developers to provide more smaller homes, which are needed.</li> <li>2. The NDP Draft Policy CD2 Site 1 paragraph 2</li> </ol>	CD2	Noted.	No change.

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Ref No.	Vote	Draft Policy CD2 Site 1 Old Primary School and Adjacent Land	Subject	PC Consideration	Amendments to NDP
		<p>about Landscape Design sets out a restriction to the use of the eastern area for buildings, which includes the 'triangle'. A possible layout indicates the 14 properties can be accommodated with the restriction.</p> <p>3. The access route is not considered in the Plan; it will be a matter for consideration, as will the whole of the layout, when planning permission is sought.</p> <p>4. The developer would need to consider drainage and prepare a flooding report. This will need to be approved by the planning authority. It is an opportunity for further research to be carried out to better understand the cause of the higher water level and possibly obtain an improvement.</p> <p>JS explained all the points would be considered by the Working Party in due course and his comments were not to be taken as an 'official' response, however he hoped his answers were helpful.</p>			
121		<p>Comments and Concerns surrounding the Old School Site!</p> <p>At the presentation given by Mr Stock, it was stated that we should object to anything considered as a Major Development. Under The Town and Country Planning(Development Management Procedure) (England) Order 2015 a "major development" is defined as 10 or more dwellings. Therefore we should not be considering any site with more than 9 dwellings. I am confused as to why Mr Stock appeared to agree with a landscape architect, who was encouraging more density on this specific site. This is surely contrary to the preservation of an ANOB. !</p> <ul style="list-style-type: none"> <li>• Although at present this site is in a Zone 1 with respect to flooding, I feel it should be subject to some sort of assessment. Surely a flood risk</li> </ul>	CD2	<p>Noted.</p> <p>The National Planning Policy Framework (2012) (NPPF) para 116 recommended 'major developments' in designated landscapes should be refused but did not define 'major development'; that was left to the planning officer to determine. The new NPPF (2018) defines 'major development' of housing as 10 or more but footnote 28 specifically excludes this definition for the purposes of paragraphs 172 and 173 which deals with AONBs. Therefore the decision reverts to the 'decision maker' to make this assessment. HC have reviewed the NDP and has not objected to this or the far larger development proposed at the Grovesend Farm site as being 'major developments.</p> <p>As there is a development target to be reached there is a balance to be struck between increased density or increased land take. More dense development encourages smaller homes which is considered beneficial. The Core Strategy also includes advice on</p>	Consider reducing the contribution to the <i>target</i> from this site to 9.

Ref No.	Vote	Draft Policy CD2 Site 1 Old Primary School and Adjacent Land	Subject	PC Consideration	Amendments to NDP
		<p>assessment should take place if the development could be subject to other sources of flooding. Those being ordinary watercourses, surface water runoff or ground water. !</p> <ul style="list-style-type: none"> <li>• Without a doubt there is a critical drainage problem. That fact was highlighted in 2007 when the school and the property where I live (Ralph's Cottage), a Grade 11 listed building known as 'Beverley', were flooded. On that occasion it was brought about by the exceptional rain fall and the inability of the drains to deal with it. It has been further highlighted by the exiting surface water flooding and draining issues associated with the old school, that caused it's closure and relocation. I would actually think that it warranted a Section 19 investigation under the Flood and Water Management Act. Whereby the result of the investigation would have been published and any relevant risk management authority notified. !</li> <li>• If the Environment Agency aren't notified of critical drainage problems by the Lead Local Flood Authority (Herefordshire Council), then the criteria for a 'sequential test' in Zone 1 can not be met. Without labouring on the point or appearing cynical, a lack of openness, transparency or call it what you want between agencies, in respect of flood issues, makes for smoother planning applications within a Zone 1.!</li> <li>• I don't think I would object to any houses being built on the existing Footpad of the Old School, providing it was 9 or less and in keeping with the Green. However, in my opinion, that can't even be considered until the Flood issue is rectified. We are told all the time to expect worse weather</li> </ul>		<p>density which is far more dense than used in the NDP. Professional advice has been taken to ensure the proposal is achievable however it is acknowledged it is difficult to achieve more than 9 on a development because there are currently no infrastructure charges for up to 9 properties. Consequently, the contribution to the <i>target</i> for this site will be reconsidered.</p> <p>Drainage is a matter for the developer to address. Criterion 11 refers to these issues                      Ground investigations and flood risk assessments should be undertaken as part of the development management process.</p>	



Colwall NDP Reg 14 Consultation  
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Ref No.	Vote	Draft Policy CD2 Site 1 Old Primary School and Adjacent Land	Subject	PC Consideration	Amendments to NDP
		<p>conditions and with it flooding from surface water. The water will be running off the hills on the east of the site and it appears some sort of watercourse runs through the school(east to west). Were a major development to be constructed or even a minor development on the existing Footpad, as it stands, the water table would be raised considerably. Not only would it affect my property and immediate neighbours, but also the properties on the north and west of the site.!</p> <ul style="list-style-type: none"> <li>• Mr Stock did point out that there were flood issues regarding rivers in other parts of the County. This I fully understand and presume those issues are within Zones 2 and 3. You only have to drive through Colwall on a day of heavy rain. The road by the football pitch is flooded, as is the pitch itself and various other area's in and around the Green (all very close to the Old School site). The road area around Brook House, even after substantial repairs, supposedly to the drainage system, is also flooded. It has been happening the whole time we have lived here, which is 18 years. I did somewhere read "surface water is hard to predict and local features can greatly affect it". I think people in and around the Old School site know exactly where the surface water is. There main concern is, where it is going to go, if houses are built on that location without proper investigation into the drainage problem. !</li> <li>• I do feel that Herefordshire Council being the Lead Local Flood Authority and also the recipient of our council taxes have a duty of care, especially to residents around the Old School site. I feel that extends to an investigation into the drainage problems around that site, prior to the consideration</li> </ul>			

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Ref No.	Vote	Draft Policy CD2 Site 1 Old Primary School and Adjacent Land	Subject	PC Consideration	Amendments to NDP
		<p>of any potential development. I also believe that were that done, then the watercourses causing the problem around the Old School site could be modelled on the Environment Agency maps. Were this to be done, a clearer picture of flooding issues would become known to potential developers and enable them to implement safe guarding measures.</p>			
131		<p>Further to my e-mail of 14 February and on re-reading the above, would it be possible to clarify several statements in more detail?</p> <p>1. Access by the track behind the bungalow gardens would limit the privacy and enjoyment of these, not to mention the air pollution from exhaust pipes of possibly 28 cars passing to and fro. Entry into Walwyn Road from Elms Drive is hazardous enough, due to badly parked cars obscuring the view. A similar situation is highly probable whichever access is sought from the Malvern Hills Trust. The existing entrance to the old school seems more appropriate.</p> <p>2. What is the meaning of "gardens"? Do none of the properties have individual gardens and will the council be responsible for providing sympathetically designed parkland for the new residents? Does "car parking" imply a large car park for 28 cars, if the properties have no individual garages? The serious cramming of so many houses on land not much more extensive than that on which the existing 5 bungalows stand, contravenes the will to demonstrate the locally distinctive character.(3)</p> <p>11. The flooding and drainage issues are of paramount importance. How will this be regulated?</p>	CD2	<p>Not accepted.</p> <p>Detailed matters such as overlooking, protection of residential amenity and access will be addressed through the development management process.</p> <p>The references to gardens is to limit the above ground built area in line with the bungalows. The restricted area could be used for parking (at ground level development) provided it is adequately screened.</p> <p>Drainage is a matter for the developer to address. Criterion 11 refers to these issues. Ground investigations and flood risk assessments should be undertaken as part of the development management process.</p> <p>This requested meeting was held.</p>	No change.

Colwall NDP Reg 14 Consultation  
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Ref No.	Vote	Draft Policy CD2 Site 1 Old Primary School and Adjacent Land	Subject	PC Consideration	Amendments to NDP
		Finally, residents of Elms Drive would appreciate if a representative of the Planning Committee could meet with us in the near future.			
131		<p>An excellent Neighbourhood Plan Presentation, but here only dealing with the planned area for development on the field north of the Old Primary School.</p> <p>N.  I OBJECT for the following reasons.</p> <ol style="list-style-type: none"> <li>1. What guarantee against flooding can a property developer give when building on a high water table area? There has been previous flooding of property and more often flooding across Walwyn Road . Has the "damp" problem at the old school ever been solved?</li> <li>2. Should 14 houses be built, there would be little green area remaining, thus increasing the danger of flooding the neighbouring properties.</li> <li>3. What arrangement with Malvern Hills Trust re access permission to the proposed area? There is an existing entrance to the old school and the other entrance into the field behind Elms Drive is used by tractors and occasional horse boxes during equestrian events at the Elms School. We enjoy horses and cattle at various times in the field. The track entering the field is only 10 metres from bedroom windows and there was a definite privacy deprivation experienced by residents of Elms Drive when the provisional buildings were driven in 3 years ago.</li> <li>4. The erection of houses, as opposed to one-</li> </ol>	CD2	<p>Not accepted.</p> <p>Drainage is a matter for the developer to address. Criterion 11 refers to these issues. Ground investigations and flood risk assessments should be undertaken as part of the development management process.</p> <p>The Trust is aware of the proposals and negotiations about access with the Trust will take place as part of the development management process. This could include removal of some of the existing 'loop' giving a net reduction in accesses across the Green.</p> <p>Design will be addressed through the development management process and other NDP policies will be used to help determine applications.</p> <p>Consideration is being given to preparing a new Visual Study for use in preparing the NDP.</p>	No change.

Colwall NDP Reg 14 Consultation  
Section D1 (CD1 & CD2) excl R174 representations and responses

Ref No.	Vote	Draft Policy CD2 Site 1 Old Primary School and Adjacent Land	Subject	PC Consideration	Amendments to NDP
		storey homes would be out of character and would overlook the bungalows in Elms Drive.  5. Not to be forgotten, this field was deemed by the Village Design committee to provide an open and wonderful view of the hills, and in my opinion should be cherished as such for future generations.			
		NOTE 132- 139 NOT USED			
		NOTE 142 to 144 NOT USED			
145		See 108		See 108	See 108
146		See 108		See 108	See 108
147		See 108		See 108	See 108
148		See 108		See 108	See 108
149		See 108		See 108	See 108
154		CD2 Site. 1 Old Primary School (objection)  It is good to know properties will be in keeping with the area. So the idea of six bungalows or houses was a good idea. Then the <u>developers</u> decided fourteen would be O.K! This would alter the area completely. Not for the better. There are one or two points concerning me. As I am housebound, I would be extremely grateful if a councillor or planner could visit me first to sort things out.	CD2	Not accepted.  As there is a development target to be reached there is a balance to be struck between increased density or increased land take. More dense development encourages smaller homes which is considered beneficial. The Core Strategy also includes advice on density which is far more dense than used in the NDP. Professional advice has been taken to ensure the proposal is achievable however it is acknowledged it is difficult to achieve more than 9 on a development because there are currently no infrastructure charges for up to 9 properties. Consequently, this will be reconsidered.  The requested meeting was held.	No change.
156		The six building proposed at first, would seem to be acceptable & not change the area too much. Fourteen plus, will certainly change the area & not for the better! (Of course plus quite a few cars)	CD2	Not accepted.  As there is a development target to be reached there is a balance to be struck between increased density or increased land take. More dense development	Consider reducing the contribution to the <i>target</i> from this site to 9.

Colwall NDP Reg 14 Consultation  
 Section D1 (CD1 & CD2) excl R174 representations and responses

Ref No.	Vote	Draft Policy CD2 Site 1 Old Primary School and Adjacent Land	Subject	PC Consideration	Amendments to NDP
		<p>The high water level will be catered for, as you know there are have been problems here, I hope there will also be more doctors.</p> <p>Wil there be work for people here?</p> <p>The old bottling site would be a perfect place for much need 'care flats' not more houses!</p>		<p>encourages smaller homes which is considered beneficial. The Core Strategy also includes advice on density which is far more dense than used in the NDP. Professional advice has been taken to ensure the proposal is achievable however it is acknowledged it is difficult to achieve more than 9 on a development because there are currently no infrastructure charges for up to 9 properties. Consequently, this will be reconsidered.</p> <p>Drainage is a matter for the developer to address. Criterion 11 refers to these issues. Ground investigations and flood risk assessments should be undertaken as part of the development management process.</p> <p>Colwall is considered to be a relatively sustainable location with good access to employment opportunities from its rail station.</p> <p>The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account but does not satisfy the target.</p>	
171		<p>DRAFT POLICY CD2 SITE 1            OLD PRIMARY SCHOOL &amp; GLEBE LAND            TO COLWALL PARISH COUNCIL. 22<sup>nd</sup> FEB 2018</p> <p>The old primary school needs to be removed because of flooding and damp problems.</p> <p>The adjacent glebe land has been a helpful soakaway for the above area and keeping the water from collecting and flowing over the major Walwyn road.</p>	CD2	<p>Noted.</p> <p>Drainage is a matter for the developer to address. Criterion 11 refers to these issues. Ground investigations and flood risk assessments should be undertaken as part of the development management process.</p> <p>The Trust is aware of the proposals and negotiations about access with the Trust will take place as part of the development management process. This could include removal of some of the existing 'loop' giving a net reduction in accesses across the Green.</p>	No change.

Colwall NDP Reg 14 Consultation  
 Section D1 (CD1 & CD2) excl R174 representations and responses

Ref No.	Vote	Draft Policy CD2 Site 1 Old Primary School and Adjacent Land	Subject	PC Consideration	Amendments to NDP
		<p>The two mentioned above sites have entrance complications over the village green and off the Walwyn road. At present entrance to the glebe land is by a farm allocated track – with bungalows close by.</p> <p>The village green is one of Colwalls best beauty spots and should retain its character.</p> <p>I hope that these points will be considered before any final proposals.</p>		<p>The village green is not identified for development and is protected.</p>	
174		<p>This representation and the PC's consideration does not suit this tabular presentation which therefore appear at the end of this Section D.</p>		<p>See and of this Section D</p>	<p>No change</p>
175		<p><u>Colwall Housing Plans</u>            As the temporary school buildings are at present diminishing, presumably the site they have occupied (together with the site of the old school) will become available for housing.</p> <p>The idea that 14 houses (or even a lesser number) should be built in their place threatens the unusually rural nature of Colwall green by introducing a mini housing estate in an area of individual large houses with access on either side of Walwyn Road to farm land a green fields. The whole character of the Green – especially its quietest end – would be changed. While the village needs some smaller houses, this is not the best area for them.</p> <p>Especially is the site an unwise one in view of the past trouble from the springs underlying so much of</p>	<p><u>CD2</u></p>	<p>Not accepted.</p> <p>The site of the temporary buildings is not classed as 'brownfield' and therefore its temporary use has been ignored in the development of the Plan.</p> <p>As there is a development target to be reached there is a balance to be struck between increased density or increased land take. More dense development encourages smaller homes which is considered beneficial. The Core Strategy also includes advice on density which is far more dense than used in the NDP. Professional advice has been taken to ensure the proposal is achievable however it is acknowledged it is difficult to achieve more than 9 on a development because there are currently no infrastructure charges for up to 9 properties.</p> <p>Drainage is a matter for the developer to address. Criterion 11 refers to these issues. Ground investigations and flood risk assessments should be</p>	<p>No change.</p>

Colwall NDP Reg 14 Consultation  
 Section D1 (CD1 & CD2) excl R174 representations and responses

Ref No.	Vote	Draft Policy CD2 Site 1 Old Primary School and Adjacent Land	Subject	PC Consideration	Amendments to NDP
		<p>the surrounding land. No map of these springs would be reliable. Whenever there is heavy rain, the road near the school entry tracks floods badly – as does the road near the new school, where a brook nearby is fed from the main road. That the latter difficulty does not seem to have deterred the building of the school is quite surprising but perhaps the plan for housing nearby is being reconsidered now.</p> <p>As (very sadly) the badly needed Old People's Home seems to be a non-starter now, even though Hereford has deemed the land usable for non-domestic use, surely the good patch of land there should be redesignated for housing and our problems thereby considerably diminished.</p>		<p>undertaken as part of the development management process.</p> <p>The former bottling plant has planning consent for a care home and a more recent proposal includes a mix of apartments and houses but the proposed number will still not meet the target for the parish.</p>	

# NEIGHBOURHOOD DEVELOPMENT PLAN CONSULTATION

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<b>NDP:</b>	COLWALL
<hr/>	
<b>CONSULTEE:</b>	
<hr/>	
<b>SITE:</b>	OLD SCHOOL SITE (SITE 1), COLWALL
<hr/>	
<b>DATE:</b>	16.03.2018

## 1. INTRODUCTION

- 1.1. [REDACTED] have been instructed by the [REDACTED] to prepare this consultation paper in response to the Colwall Neighbourhood Development Plan Regulation 14 Consultation.
- 1.2. Carter Jonas is a national firm of chartered surveyors, town planners and property consultants established in 1855 with 38 offices nationwide. [REDACTED] aims to bring together the strengths of experience in every aspect of property together with a forward-looking approach. Openness and close co-operation are an essential part of achieving our aims and we look to work closely with interested parties in order to ensure the best possible outcome. [REDACTED] has created a comprehensive network of specialist regional teams, each with the full range of knowledge and experience in its field.

## 2. HEREFORDSHIRE LOCAL PLAN

- 2.1. As part of the Local Plan process, Neighbourhood Plans form a large and vital role to the future of rural communities and settlements in Herefordshire.
- 2.2. The adopted Core Strategy aims to support housing growth in Hereford and the main market towns (Bromyard, Leominster, Ledbury, Ross on Wye). In the rural areas, the Core Strategy lists a number of settlements where they will accept growth, but it does not however allocate specific sites within these settlements. The more detailed planning policies required for each settlement have largely been offered out



to the community by way of the production of Neighbourhood Plans. The County have 110 designated Neighbourhood Plan Areas and 32 made/adopted Neighbourhood Development Plans to date.

2.3. Once fully adopted, Neighbourhood Development Plans form part of the statutory Development Plan (Hereford LP).

### 3. NEIGHBOURHOOD DEVELOPMENT PLAN

3.1. The overall ethos behind the Neighbourhood Plan for Colwall is:

*'The Colwall Neighbourhood Plan is an extraordinary project – a way of allowing the community to shape its future. It is a unique opportunity for the community to decide how it wants 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 local people – who know and care so much for their own community and area.'*

3.2. It is noted in the Neighbourhood Development Plan Consultation that the identification of suitable sites for future housing growth in Colwall requires further input in order to achieve the minimum growth target of 50 dwellings. It is proposed that the target could be achieved through housing development of 14 units on Site 1 (Old School Site) and the remainder on Site 2 (Grovesend Farm). Additional housing will also be provided through windfall, although it is noted there is a level of caution as to how many units could come forward through this mechanism.

3.3. Site 1 is within the ownership of the \_\_\_\_\_ and it is intended that this submission will assist by providing additional information for the delivery of Site 1.

3.4. We fully support the allocation of Site 1 and we can confirm that the site is fully deliverable.

3.5. Additional thoughts that came to the fore was a potential opportunity to alter the site boundary to Site 1 which would allow for greater flexibility in terms of achieving higher housing numbers and therefore providing a greater mix of housing sizes suitable for Colwall.

3.6. In Appendix 1, three plans have been included.

3.6.1. Plan 1 shows Site 1 as proposed in the Neighbourhood Development Plan Consultation. It extends to circa 0.8 including the Old School, or 0.57ha excluding. At national housing densities (30 dwellings per hectare), this could accommodate 24 dwellings. It is not envisaged that this density would be suitable to Colwall, particularly given its position within the Malvern Hills AONB and attractive traditional setting.

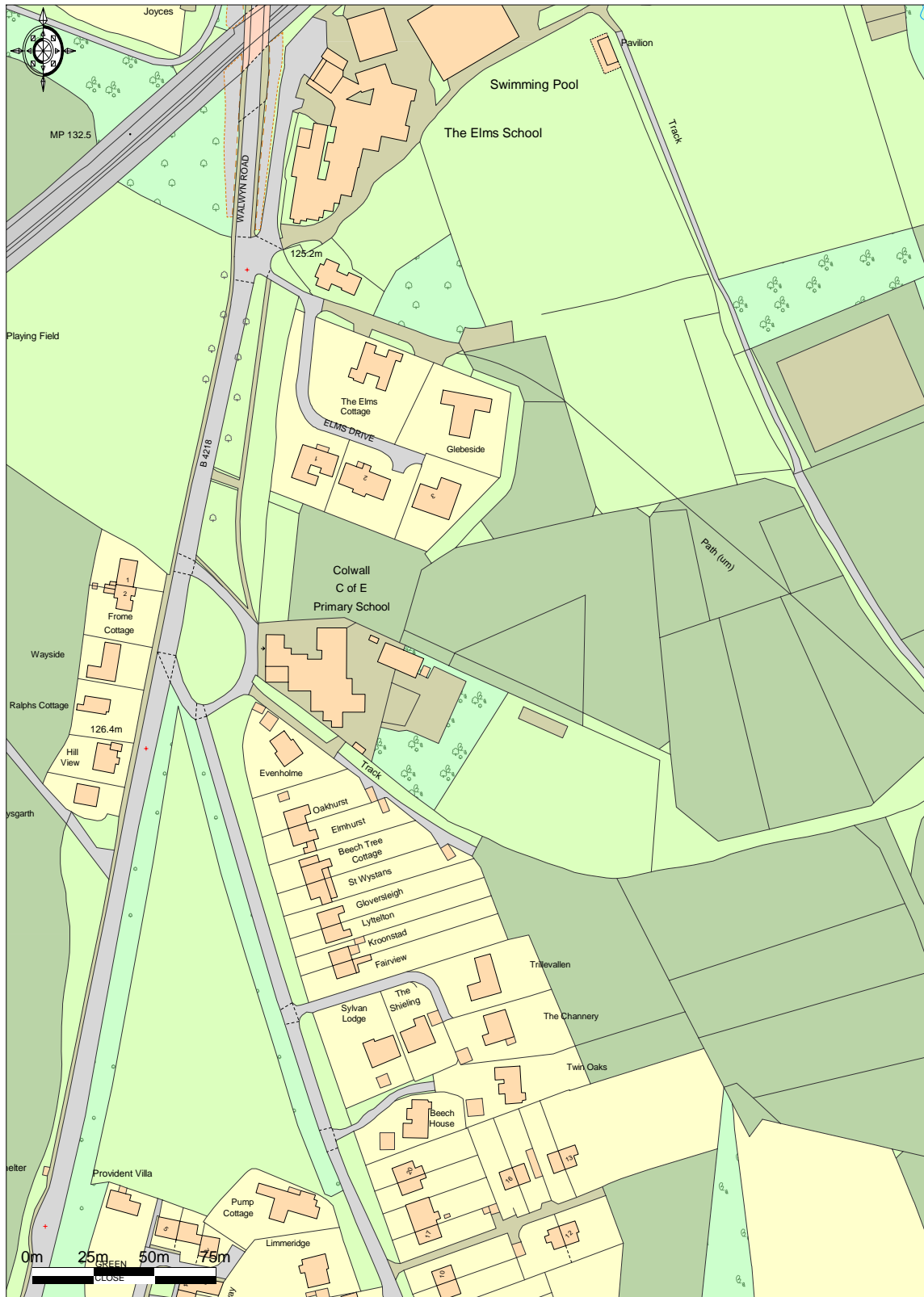
Therefore, we would agree that a more sensible density would be as per the 14 dwellings recommended in the Colwall Neighbourhood Development Plan Consultation.

3.6.2. Plan 2 shows Site 1A. This includes a greater extent of land and increases the site area to 1.9ha. This could achieve circa 30 dwellings at a similar density to that set for Site 1. However, an increase in public open space could reduce this. The benefit of extending the boundary of Site 1A is that it provides for a deeper site which could allow for a more attractive housing development.

3.6.3. Plan 3 shows Site 1B. This is the largest of all the areas put forward and extends to 2.2ha (including the Old School). This would achieve slightly more dwellings than Site 1A, but it could also facilitate a new access and drop off area for Elms School. The benefit of this would be to reduce congestion at pick up and drop off times.

3.7. It is intended that our consultation response serves as an aid to the production of the Colwall Neighbourhood Development Plan. It is hoped that if any of the suggestions for Site 1 are welcomed for assisting in achieving future housing growth targets, we would be happy to discuss in greater detail.

Colwall Neighbourhood Development Plan

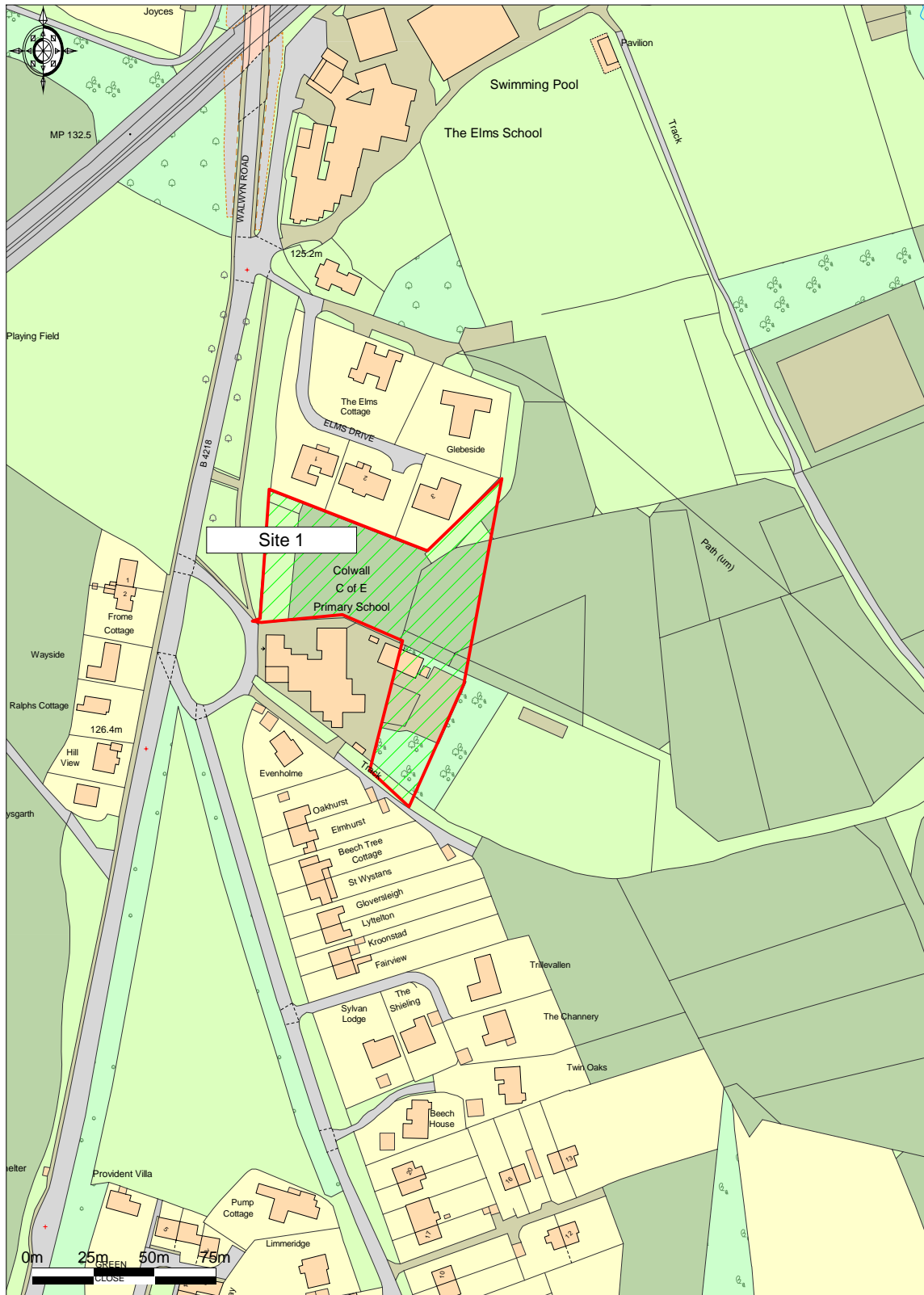


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Land at Colwall

Colwall Neighbourhood Development Plan

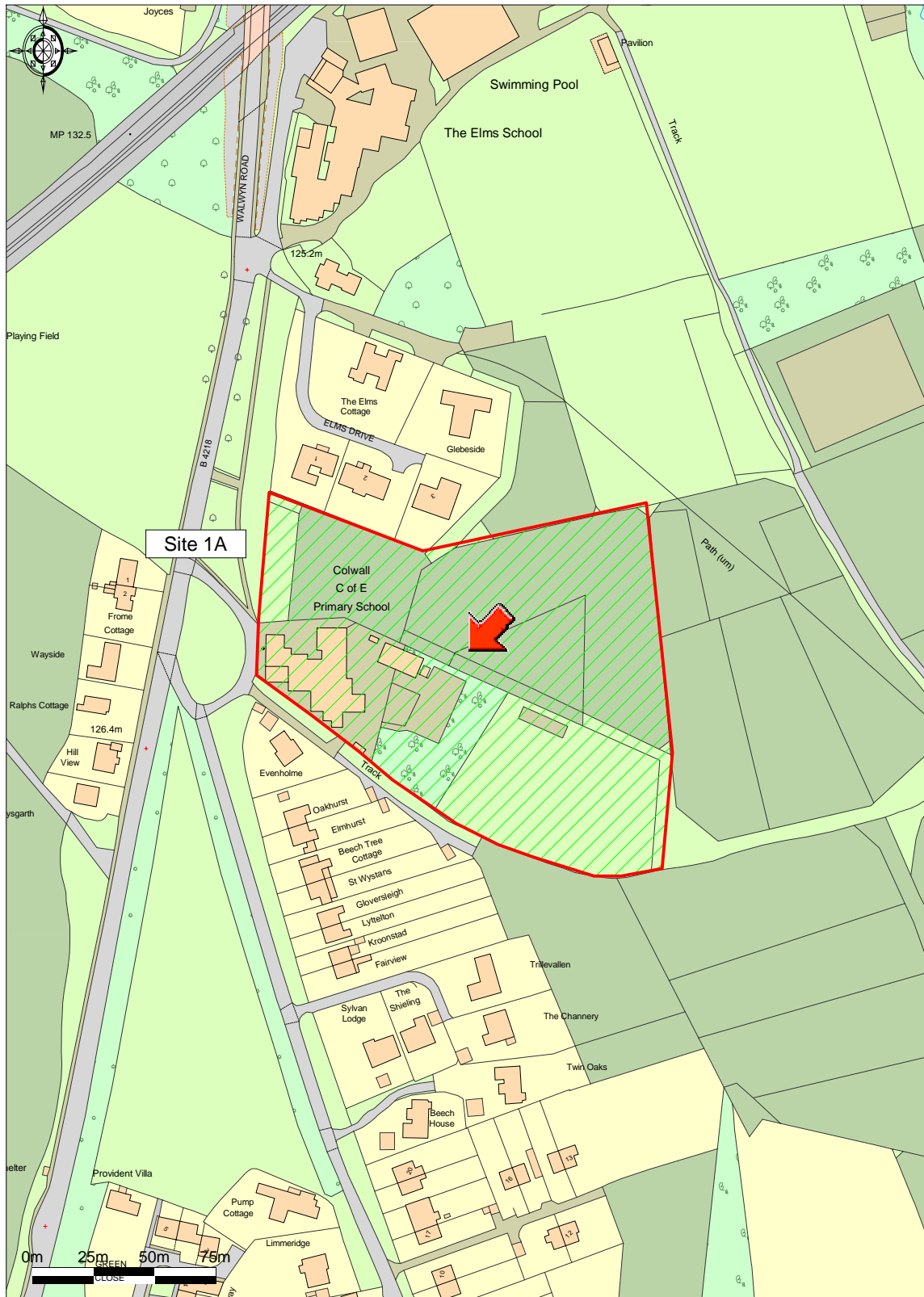


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Land at Colwall

Colwall Neighbourhood Development Plan



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Land at Colwall

Colwall Neighbourhood Development Plan



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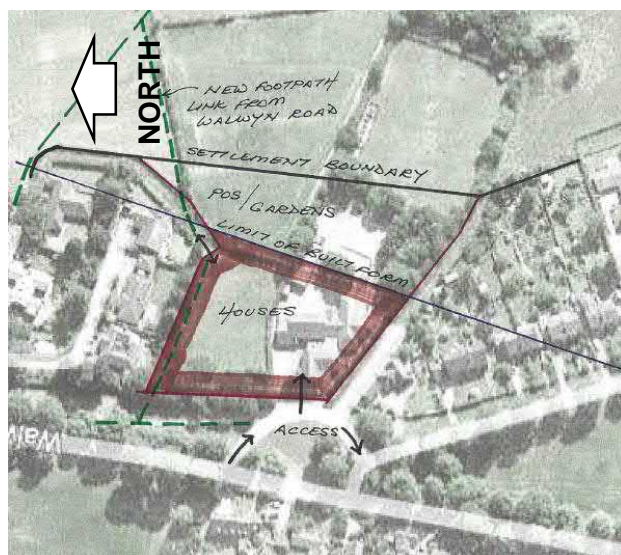
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Land at Colwall

The representation considers there is “a potential opportunity to alter the site boundary to Site 1 which would allow for greater flexibility in terms of achieving higher housing numbers and therefore providing a greater mix of housing sizes suitable for Colwall”.

Following approval for the new school the old school area (3B) was assessed with the adjacent area (3A) to determine its ability to accept residential development as a single site. Consequently, both areas were subjected to more detailed landscape and visual survey and analysis. Several constraints to development were found however it was concluded that combined, Areas 3A and 3B’s level of capacity for residential development was Medium to High provided the built form was limited as shown below.

Plan showing limit of built form and recommended line of new settlement boundary



The line of the settlement boundary was subsequently adjusted to follow the line of trees along the existing field boundary (see architect’s sketch below).

With the help of a local architect it was determined 14 house would be appropriate as shown below, giving a density of c. 18 dwellings per hectare (dph). Subsequently, the number of dwellings that can be achieved has been reduced to 9 because it is the limit before infrastructure charges are imposed. Developments of 10 and up to probably 20 or more are difficult to make viable because of the infrastructure charges. Consequently, while the owner may wish to achieve this level of development it is unlikely to be considered viable and hence not achievable so may not be counted by the examiner. Reductions in development elsewhere could not therefore be taken to offset this additional development.

Architect’s sketch layout for combined Areas 3A and 3B



Two plans (below) are shown in the representation, Site A on the left and Site B on the right indicating additional areas they consider are appropriate for development.



These proposals have been carefully considered but are rejected because it would extend the built form too far into the rural open countryside within the Malvern Hills AONB.

The extension would be highly visible from many parts of the Malvern Hills' summits (including British Camp, a Scheduled Monument) and slopes, giving rise to adverse effects on the visual amenity of many high sensitivity receptors within the AONB.

Furthermore, whilst the site is considered to have a capacity of around 14 houses it is acknowledged it is difficult to achieve more than 9 on a development unless it is significantly more – 20+, because there are currently no infrastructure charges for up to 9 properties. The access crossing the common land may also restrict the number of dwellings that can be achieved and, as a result the development will be reduced to 9, though it not restrict developers from applying for a greater number.

Amendments to the NDP to be considered. No change



Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
1	Support		CD3	Noted.	No change.
2	Don't know		CD3	Noted.	No change.
4	Support		CD3	Noted.	No change.
5	Support	This site is not ideal - the works required for pedestrian access in Old Church Road would be substantial and some pragmatic adjustment to the landscape impact has been required. It is my understanding that this is a 'fall-back' potential development site in the event of predicted developments failing to materialise. As there is a possibility of the deletion of the planning permission for a nursing home on the bottling plant site, and a new application for up to 37 homes being made for this site in the near future, I am reluctantly supporting DP CD3 in the hope that it will not be required. Should a future draft policy include a reference to the 37 homes on the bottling plant site I would give this my support.	CD3	Noted.  This is the 'fall-back' option which is essential to achieve our target.  The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account.	No change.
6	Support	I reluctantly support this draft policy to use the Grovesend Farm site for future housing development in the absence – at present – of an alternative site with sufficient space to fulfil Colwall's housing quota. I understand that there is the possibility that the Bottling Plant nursing home application could be deleted and replaced with an application for 37 dwellings (houses and retirement flats). I would strongly support this proposal if it is submitted and would then like to see this new site effectively replace the the Grovesend Farm site. The latter should be used only as a very last resort in the event that more land is required to meet Colwall's housing quota. Although the design criteria in relation to the Grovesend Farm site go a long way towards mitigating some of the challenges of this site, it is far from ideal both from a pedestrian access perspective, and also because it would involve the loss of yet more rural land from Colwall.	CD3	Noted.  The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account.	No change.
7	Support		CD3	Noted.	No change.

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
8	Object		CD3	Noted.	No change.
9	Object		CD3	Noted.	No change.
10	Support		CD3	Noted.	No change.
11	Object	Strongly object- this part of Colwall down Old church road is simply not suitable for more traffic. The road is narrow subsequently limiting both the size and number of cars who use it. How will building contractors get to the site? Where will the main road into the housing development be? Will it be via the public footpath next to hopyard cottage- as this is narrow and will be detrimental to residents. Additionally, there is already no footpath down old church road and with added traffic this will increase the dangers of walking. As a dog walker and mother with a pram, this concerns me as I currently use old church road on foot frequently, but more cars would cause me an issue with safety for both my child and dogs. I think a sit nearer to the centre of the village with easier access would be more suitable for the development of the village and cause reduced disruption to residents.	CD3	Not accepted.  The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."	No change.
12	Object	This site is sandwiched between 2 roads - Old Church Road and Stone Drive. Old Church Road is a busy road that is too narrow to sustain not only the construction traffic but also the extra traffic that the completed development will bring. It is not possible for 2 cars to pass each other at the moment without using one of the driveways. It is not a suitable road for the addition of 30+ more dwellings. There is also no pavement for pedestrians.	CD3	Not accepted.  The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."	No change.
13	Support	Subject to my comment above. Sites with a greater number of dwellings make the use of ground source heating and other environmentally friendly approaches more cost-effective.	CD3	Noted.	No change.

Colwall NDP Reg 14  
Section E1 (CD3) representations and responses

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
14	Object	This is a large site close to the centre of the village and is capable of being developed sympathetically.	CD3	Noted.	No change.
15	Object	road access is not adequate at the moment, with old church road impassable on many occasions throughout the year due to flooding & at this present moment 3 days due to snow with no help from the council. Old church road is used by many vehicles as a cut through & for many people to do a circular walk around the village any more traffic is only going to see accidents happen.	CD3	The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."	No change.
16	Object	The conservation area should be kept outside the settlement boundary. The setting and character of the area would be severely impacted and Old Church Road is not suited to the additional traffic.	CD3	Not accepted.  About 40% of the Conservation Area is already inside the settlement boundary  Policy CD1 protects the setting of the conservation area and although the conservation area is a constraint it does not preclude development per se. The NDP includes detailed planning policies to guide the design and siting of the development and to ensure it is sympathetic to local character and built heritage.  The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."	No change.

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
17	Object	<p>My objection to this is simply as above in CSB1. The Design concepts provided in the plan are commendable, just not here. One shortfall of the design would to provide an adequate buffer of green 'infrastructure' along the boundary with Stone Drive properties to enhance the wildlife protection for the area.</p> <p>in addition, the impact of such a large development in one place would have a huge negative impact on the area in terms of traffic, pedestrian safety, noise and other pollution. The roads in the area are totally inadequate to cope with such a large development as proposed.</p>	CD3	<p>Noted and partially accepted.</p> <p>It is not considered appropriate to impose this specific requirement without the proposed layout of the development; the work the PC has done is only indicative to demonstrate the numbers could be achieved. The need for landscaping is adequately covered in the 8 paragraphs of the policy CD3.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p>	No change
18	Object		CD3	Noted.	No change.
19	Don't know	Seems a logical location but concerns regarding size of development and vehicular access both during building and when occupied	CD3	Noted.	No change.
20	Object	This is the WRONG place for any development as access to the site would be dangerous whichever point of access was finally used. Also this would mean increasing the settlement boundary and as Hereford, in their questionable wisdom, have determined that the FREE site next to the new school with its easy access should not be used then this site should also be rejected. Also Hereford do not appear to have given their reasons for this rejection.	CD3	<p>Not accepted.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p> <p>HC initially proposed a mixed development of a school and housing and this was the scheme taken to public consultation. Subsequently, after the Mill Lane site had been selected for the</p>	No change.

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
				school, HC decided to only build the school, so no houses were built. The new school changed the landscape character of the surrounding land and, as a result, the LSCA had to be amended. In the reassessed LSCA the capacity of the land to the west of the school changed to the lowest level, hence no development is proposed in the Plan.	
21	Support		CD3	Noted.	No change.
22	Object	Too much traffic on old church road	CD3	Not accepted.  The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."	
23	Support	A mix of well built properties including affordable to rent or but.	CD3	Noted.	No change.
24	Object		CD3	Noted.	No change.
25	Support	This area is adjacent to the village, its amenities and facilities and would not extend building into the country side. It would therefore be an ideal site and one which is capable of providing a greater number of houses due to its size.	CD3	Noted.	No change.
26	Object	I object as per my previous statement.	CD3	Noted.	No change.
27	Support		CD3	Noted.	No change.
28	Object	I object to the proposed development of Gravesend Farm because the loss of this green open space will have a negative impact on the environment and character of Colwall. I also object because of the increased traffic flow on Stone Drive which has poor visibility and lots of on-street parking.	CD3	Not accepted.  All 'brownfield' sites are being developed first but will not satisfy the target. Inevitably therefore there will be some loss of green space. The LSCA	No change.

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Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
				process has been used to identify the most suitable sites to meet the required housing target. The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."	
30	Don't know	Would like more clarity re access arrangements and the total number of houses. Has an access link been considered between the Ice Factory end of the Grovesend site and the Thai restaurant site?	CD3	<p>Noted.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p> <p>An access link from the Grovesend site to the Thai has not been considered as it would imply the development of all the land between the two which is not necessary.</p>	No change.
31	Object		CD3	Noted.	No change.
32	Object	This is a greenfield site, it should not be developed until other areas - Old Primary School and also the old bottling plant have been built/developed.	CD3	<p>Not accepted.</p> <p>All 'brownfield' sites are being developed first however even if both were developed the target would not be achieved.</p>	No change.
33	Support	Although in support of the principle of housing here, the access point off Old Church Road will require minimum visibility lines which will have a marked impact on the	CD3	Noted.	No change.

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>appearance and character of Old Church Road. Provision of a pedestrian/cycleway will also impact. Old Church Road is narrow, with green verges and no kerbs and these features make a significant contribution to the character and appearance of the conservation area. Alteration to achieve standard highway design will be harmful to that character and appearance. There could be scope for making a separate route for pedestrians/cyclists.</p>		<p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p>	
34	Object	<p>I object to any development of land referred to in the proposals as Grovesend Farm.</p> <p>The NPPF instructs councils that great weight needs to be given to conserving landscape and scenic beauty in [...] Areas of Outstanding Natural Beauty.</p> <p>I interpret this as meaning both un-developed and built environments; development of the Grovesend Farm site would negatively impact both.</p> <p>Grovesend Farm sits in a Conservation Area. Any development will adversely affect the character of the Conservation Area, not only visually, but in the necessary widening of roads, traffic improvements, etc.</p> <p>I believe the Conservation Area should be protected and should be the last place in the village where any new development might take place. The Village Design Statement designates the view from Old Church Road across this land as an 'Important View into the Village' and this shouldn't be lost.</p> <p>There are not exceptional circumstances nor strong public interest arguments to use the Grovesend Farm site (NPPF Para 116).</p>	CD3	<p>Not accepted.</p> <p>The designation of Conservation Area does not preclude new development and neither does the AONB status.</p> <p>The NPPF (2018), which is to be read as a whole, requires development plans to <i>positively seek opportunities to meet the development needs of their area</i> (para 11a). The development needs for Herefordshire are set out in the Core Strategy where Colwall is identified as a Local Centre and is listed in the "<i>settlements which will be the main focus of proportionate housing</i>" (Fig 4.14). Great weight has been given to the AONB by means of the LSCA but it can only be in the context of providing the necessary development.</p> <p>Policy CD1 protects the setting of the conservation area and although the conservation area is a constraint it does not preclude development per se. The NDP includes detailed planning policies to guide the design and siting of the development and to ensure it is sympathetic to local character and built heritage.</p>	No change.

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		<p>The Grovesend Farm site is surrounded on all sides by existing development; rather like the green at Colwall Green, this strengthens the importance of preserving it from both landscape and amenity perspectives. Any development would significantly impact the views from multiple properties as well as from further afield, as the site is visible from afar. The site is adjacent to the allotments and new orchard and so provides amenity potential which would be taken away by any development.</p> <p>In summary, I think there are sites elsewhere in Colwall, out of the Conservation Area, which if developed would have a less negative impact on the character of both the build environment and the natural landscape.</p>		All 'brownfield' sites are being developed first but will not satisfy the target. Inevitably therefore there will be some loss of green space. The LSCA process has been used to identify the most suitable sites to meet the required housing target.	
35	Object	There are other sites available and more suitable for housing.	CD3	<p>Not accepted.</p> <p>Whilst other sites may be more suitable for housing they do not satisfy the NPPF requirement to give 'great weight' to the AONB. The LSCA has identified those sites best able to support development.</p>	No change.
36	Object		CD3	Noted.	No change.
37	Object	I strongly object to the Grovesend site being considered for development. The visual, environmental and emotional impact will be considerable not to mention the road congestion along Old Church road and stone drive. I think the vacant land at the bottling plant and the site at Mill lane by the school would be much more suited for development.	CD3	<p>Not accepted.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p> <p>Whilst other sites may be more suitable for housing they do not satisfy the NPPF requirement to give 'great weight' to the AONB. The LSCA</p>	No change.



Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
				has identified those sites best able to support development.	
38	Object	I strongly object to the Grovesend site being considered for development. The visual, environmental and emotional impact will be considerable not to mention the road congestion along Old Church road and Stone Drive. I think the vacant land at the bottling plant and the site at Mill lane by the old school would be much more suited for development.	CD3	<p>Not accepted.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p> <p>Whilst other sites may be more suitable for housing they do not satisfy the NPPF requirement to give 'great weight' to the AONB. The LSCA has identified those sites best able to support development.</p>	No change.
39	Object	Within AONB, open field within Colwall Preservation Area, totally unsuitable, could lead to further despoliation of the area, Old Church Road unable to sustain the further traffic, other more appropriate sites eg adjacent to new school and 'care home site'	CD3	<p>Not accepted.</p> <p>The designation of Conservation Area does not preclude new development and neither does the AONB status.</p> <p>The NPPF (2018), which is to be read as a whole, requires development plans to <i>positively seek opportunities to meet the development needs of their area</i> (para 11a). The development needs for Herefordshire are set out in the Core Strategy where Colwall is identified as a Local Centre and is listed in the "<i>settlements which will be the main focus of proportionate housing</i>" (Fig 4.14) Great weight has been given to the AONB by means of the LSCA but it can only be in the context of providing the necessary development.</p>	No change.

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
				<p>Whilst other sites may be more suitable for housing they do not satisfy the NPPF requirement to give 'great weight' to the AONB. The LSCA has identified those sites best able to support development.</p> <p>All 'brownfield' sites are being developed first but will not satisfy the target.</p>	
40	Support		CD3	Noted.	No change.
41	Object	<p>The proposed site at Grovesend Farm is within the conservation area and the landscape report shows this as having important views in to the village. How can a field IN THE CONSERVATION AREA be conserved by building on it. It will have road access onto Old Church Road. This is narrow in places, there is poor visibility at the junction with Stone Drive and with Mathon Road and has no footpath beyond Mathon Road. I could anticipate that if this field is approved in the plan the addition of a pavement would become necessary through safety concerns. This would significantly change character of this road. More traffic would use Stone Drive which has poor visibility on the bends due to the considerable number of parked cars.</p> <p>How come only 37 houses are recommended here if built on. It is a huge field compared to the Old School site for which 14 houses have been suggested.</p>	CD3	<p>Not accepted.</p> <p>The designation of Conservation Area does not preclude new development and neither does the AONB status.</p> <p>The NPPF (2018), which is to be read as a whole, requires development plans to <i>positively seek opportunities to meet the development needs of their area</i> (para 11a). The development needs for Herefordshire are set out in the Core Strategy where Colwall is identified as a Local Centre and is listed in the "<i>settlements which will be the main focus of proportionate housing</i>" (Fig 4.14) Great weight has been given to the AONB by means of the LSCA but it can only be in the context of providing the necessary development.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...<i>subject to the provision of a safe and suitably surfaced (suitable for all seasons</i></p>	No change.

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
				<i>of the year) pedestrian link or links to the amenities and facilities of Colwall Village.”</i>	
42	Object	It will cause terrible congestion and this is good clear land in the village for the village to enjoy. Surely other places are available. What about the land that has remained unbuilt on on the old bottling plant?	CD3	Not accepted. The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead “... <i>subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village.”</i>	No change.
43	Object		CD3	Noted.	No change.
44	Object	If the bottling plant site was developed for houses, then the Grovesend Farm site would not need to be so large and intrusive. The bottling plant site is an eye sore and needs to be developed for housing as soon as possible. It should be included as such in the village plan.	CD3	Not accepted. The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account. Development of the former school site and the old bottling plant will not deliver the housing numbers required by Herefordshire Council as set out in the adopted Core Strategy.	No change.

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
45	Object	<p>It has been accepted ' the roads in Colwall are poor, narrow carriage ways, little or no verges, poor visibility forward and at junctions' (Appendix 1 Highway Design Paras 1 and 3). In applying the principles of the NDP the Parish Council should have due regard to to Para 5. Old Church Road is a prime example of a Colwall road as described above, and thus unsuitable as an access to serve the scale of development being considered.</p> <p>The NDP also states 'Access and serviceability could also change a site's suitability for development'. Due regard should be taken of such a statement.</p> <p>Also, Stone Drive is clearly completely incapable of being regarded as anything other than an access for its adjacent houses and the Surgery. Common sense dictates it is can never be considered a through road.</p>	CD3	<p>Not accepted.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p>	No change.
46	Object	There should not be any need/obligation to build on green sites.	CD3	<p>Not accepted.</p> <p>Colwall is identified in the Core Strategy as one of the settlements which will be the main focus of proportionate housing development. In order to meet the required housing target for the parish as set out in the Core Strategy, the NDP has had to consider changes to the settlement boundary and the inclusion of green field sites.</p> <p>All 'brownfield' sites are being developed first but will not satisfy the target. Inevitably therefore there will be some loss of green space. The LSCA process has been used to identify the most suitable sites to meet the required housing target.</p>	No change.
47	Don't know		CD3	Noted.	No change.
48	Don't know	We are not sufficiently familiar with this location to make comment.	CD3	Noted.	No change.

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Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
49	Object	<p>I cannot see how the roads leading to this proposed development can be made safe.</p> <p>Stone drive is narrow and winding with many parked cars at the pharmacy end and a blind corner where it meets Old Church Road. This road is unsafe even at current levels of traffic.</p> <p>Old Church Road is even worse with very narrow stretches of road and no foot paths. Even now drivers have to pull over into the entrances to houses to allow cars coming from the opposite direction to pass. many children walk up and down this road to get to school and there are many pedestrians and dog walkers who have to stand on grass verges to avoid traffic with some speeding drivers</p> <p>This can only get much worse</p>	CD3	<p>Not accepted.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p>	No change.
50	Object	<p>The Field is the only field in the Conservation Area. It is clearly visible from all points on the Malvern Hills, Wyche Cutting to Black Hill. The field is bordered by Grade 2 listed buildings. There are possible Roman remains the extent of which have been logged by HCC. Access and congestion are of serious concerns (Old Church Road, and Stone Drive.) This site clearly goes against the wished of Villagers. The decision to change the settlement boundary to include Grovesend Field is base solely on INITIAL landscape perspective, and excludes important factors some of which are listed here. There are many inconsistencies in the LSCA. The opinion and judgement by the author of the LSCA grading has been changed, the landscape has not. There are other more suitable sites available. Applying CIL would increase the capacity of some sites. I strongly object to the pre-emptive move of commissioning an architect to design an outline development.</p>	CD3	<p>Not accepted.</p> <p>The majority of the Conservation Area is not built on and contains extensive areas of open land.</p> <p>The area shown for development does not include the heritage assets and the proposed policies include for their protection.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p> <p>The landscape assessment has been carried out in detail and includes matters that are not obviously 'landscape' such as; features of</p>	No change.

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
				<p>landscape, nature conservation, archaeological, historic, geological and / or other importance e.g. SACs, SSSIs, Scheduled Monuments, Grade I and / or II* listed buildings, Registered Historic Parks and Gardens, Local Geodiversity Sites. This is set out in the Appendices to the LSCA in the Tables of Criteria and Matrices for Landscape and Visual Assessment (LVIA &amp; LSCA) which commence of page 270 of the LSCA.</p> <p>The adoption of a CIL charging schedule is the responsibility of Herefordshire Council, however the process is being reviewed by the Government and so may change in time.</p> <p>The purpose of commissioning an architect to provide an outline development is to maximise the use of sites and demonstrate they are achievable.</p>	
51	Support		CD3	Noted.	No change.
52	Object	My principal objection to the development of this site is due to the very poor road access that it has. Old Church Road, from the junction with Walwyn Road to the junction with Mill Lane, is - both for modern cars and other vehicles - a single track road with passing places (often entrances to houses). The impact of development traffic and development workmen's various vehicles would render Old Church Road virtually impassable. The increase in traffic due to vehicles belonging to the occupants of the houses, once the development was complete, would also make use of Old Church Road very slow and difficult. The only solution to this would be for Hfds CC to order the compulsory purchase by the developers, of strips of land from each property	CD3	<p>Not accepted.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...<i>subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village.</i>"</p>	No change.

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		bordering Old Church Road, to turn it into a genuine two way road.			
54	Support		CD3	Noted.	No change.
55	Object	Is it not possible to put new houses on current brownfield sites instead?	CD3	Not accepted.  All 'brownfield' sites are being developed first but will not satisfy the target.	No change.
56	Object	<p>This field was very deliberately included in the Conservation Area designation, and is described as a 'green lung' for the village and should be protected. Previous consultation and village guidelines have all stated the importance of this field. Including this field, makes the village even wider at it's already densest part. I believe the village character, that of a 'ribbon village', will be adversely impacted by extending the village at this point.</p> <p>Access to Grovesend Field is terrible (both pedestrian and vehicular), and the additional traffic would badly affect Old Church Road (very narrow in places, unsafe for increased volumes of traffic) and Stone Drive, which is already narrow, winding and congested with parking by the doctors' surgery. Old Church Road is dangerous for pedestrians, and too narrow to allow a footpath to be created without significant impact on a significant number of residential properties and on the natural environment of established hedgerows and habitats.</p>	CD3	<p>Not accepted.</p> <p>The designation of Conservation Area does not preclude new development. The majority of the Conservation Area is not built on and contains extensive areas of open land.</p> <p>The Village Design Statement included this area as one of four examples of significant open spaces which it referred to as 'green lungs'.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p>	
57	Don't know		CD3	Noted.	No change.

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Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
58	Object	I think every other option should be completely exhausted before this is even considered for development. It has previously been designated as an area that the isn't desirable for development but now seems to be being sacrificed because of issues with other sites. It is part of the conservation area, has important views going into and out of the village and any development on it would have a real detriment to the character of the village and particularly the surrounding neighbourhood. There are clearly other sites that are much more suitable for this kind of development, most notably the old bottling plant and therefore I cannot support the addition of this site to the plan.	CD3	<p>Not accepted.</p> <p>All 'brownfield' sites are being developed first but will not satisfy the target.</p> <p>The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account.</p> <p>This is the 'fall-back' option which is essential to achieve our target.</p> <p>The designation of Conservation Area does not preclude new development.</p>	No change.
59	Object	I object to the inclusion of Grovesend Farm for two main reasons. Firstly, the full utilisation/optimisation of other sites especially the brownfield site of the bottling plant must be considered in particular as this ex industrial site would benefit from redevelopment and is on the main village thoroughfare and close to village amenities including the railway station. Secondly, the Grovesend Farm site is an unspoilt greenfield site within a conservation area which has important views in and out of the village including from the Malvern Hills greatly adding to the rural character of Colwall. Once it's gone it's gone and this would be a real shame.	CD3	<p>Not accepted.</p> <p>Colwall is identified in the Core Strategy as one of the settlements which will be the main focus of proportionate housing development. In order to meet the required housing target for the parish as set out in the Core Strategy, the NDP has had to consider changes to the settlement boundary and the inclusion of green field sites.</p> <p>All 'brownfield' sites are being developed first but will not satisfy the target. Inevitably therefore there will be some loss of green space. The LSCA process has been used to identify the most suitable sites to meet the required housing target.</p> <p>The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account.</p>	



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Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
60	Object	Building an estate on Grovesend Field would be ruinous for the village's character, green access in the centre of the village, amenity use, road safety and landscape integrity.	CD3	<p>Not accepted.</p> <p>The NDP includes detailed planning policies to guide the design and siting of the development and to ensure it is sympathetic to local character and built heritage.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p>	
61	Support		CD3	Noted.	No change.
62	Support		CD3	Noted.	No change.
63	Object	Water table and damp issues	CD3	<p>Noted.</p> <p>Any issues with drainage should be addressed through the development management process.</p>	No change.
64	Object	Old Church Rd and Stone Drive are narrow Roads with difficult junctions- they can not cope with the additional traffic resulting from 37 new homes on this site.	CD3	<p>Not accepted.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37</p>	No change.

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
				homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."	
65	Support	Agree that this should only be considered if it is not possible to build homes on the old water bottling site, which currently has planning permission for a nursing home.	CD3	Noted. All 'brownfield' sites are being developed first but will not satisfy the target.  The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account.	No change.
66	Object	There is insufficient infrastructure and Old Church Road is wholly unsuitable for heavy vehicles. There are no footpaths to support the number of pedestrians using the lane. The hedgerows and trees, which are part of the natural habitat, should be preserved at all costs.	CD3	Not accepted. The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."  Policy CD3 protects landscape character and ecology.	No change.
67	Object	Building on this site would change the character of the village, turning it into a small town and spoiling the view of Colwall from the hills. It would also cause severe traffic problems in Old Church Road, Stone Drive and Oak Drive.	CD3	Not accepted. Colwall is identified in the Core Strategy as one of the settlements which will be the main focus of proportionate housing development. In order to meet the required housing target for the parish as set out in the Core Strategy, the NDP has had to consider changes to the settlement boundary and the inclusion of green field sites.  Design of new development will be guided by the criteria in Policy CD3 and other NDP policies to	No change.

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
				help ensure new development is sympathetic to existing character.	
69	Support		CD3	Noted.	No change.
70	Object	As mentioned previously in my response to the plan in this questionnaire I do not understand why the Grovesend site is even being considered when we have the potential for enough housing where the nursing home was originally going to be. Surely, at the very least we should wait until we know the outcome of the proposed nursing home site, we all know once an area like Grovesend has been designated as available for development in a plan like this then it will happen regardless. Added to this I would like to reiterate that I believe that the number of houses planned on the old school site is extremely low and more could be added here to help make the total we need, this site is very large and as an area which has been a school for a long time would very minimally impact the village and residents. On a similar subject why are only 9 homes planned on the Thai site!? This could also take much more. I cannot support plans to develop green field sites when other logical locations are available in the village.	CD3	<p>Not accepted.</p> <p>The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account.</p> <p>Every effort was made to have a greater number than 9 on the site adjacent to the Thai but the current s106 rules act against developments of 10 or more.</p> <p>Development of the former school site and the old bottling plant will not deliver the housing numbers required by Herefordshire Council as set out in the adopted Core Strategy.</p>	No change.

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Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
71	Object	<p>This site should not be considered until the options at the bottling site have been completely exhausted. If there is even a possibility that the nursing home development will not go ahead and housing can be put there instead the decision to designate grovesend as a potential development site should be postponed. I believe that once the site has been designated development will be inevitable no matter what happens elsewhere in the meantime.</p> <p>If it is absolutely essential that Grovesend be designated as a development site then I think development should be restricted to only what is absolutely necessary in number and size. This is in a conservation area after all.</p>	CD3	<p>Not accepted.</p> <p>The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account.</p> <p>Development of the former school site and the old bottling plant will not deliver the housing numbers required by Herefordshire Council as set out in the adopted Core Strategy.</p>	No change.
72	Object	<p>Traffic access to this site is along Old Church Road and Stone Drive, both of which are totally unsuitable for more traffic because of narrow roads, lack of pavements and junctions with little or no visibility.</p>	CD3	<p>Not accepted.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p>	No change.
73	Object	<p>Would support the policy if the following alternations were to be included: access to the site should not be via Old Church Road (perhaps via Stone Close?); Old Church Road should be made access-only in order to further protect the soft verges and hedges on this narrow road; the site should take into consideration existing problems with drainage and sewerage on Old Church Road, particularly towards the Mill Lane end.</p>	CD3	<p>Not accepted.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p> <p>Sewerage and drainage are the responsibility of Severn Trent who are consulted on all NDPs and</p>	No change.

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				on individual developments and advise the planning authority accordingly.	
74	Object	I have two grounds for objection - if these were addressed I would consider supporting the policy: 1, sewage and drainage down Old Church Road is already a problem with frequent floods of sewage onto the road lower down Old Church Road during periods of high rainfall - additional sewage and drainage capacity down the length of Old Church Road would be required if the development were to go ahead; 2, access from Old Church Road is not a good idea because of the narrow nature of Old Church Road - if this development is to go ahead consideration of access from other points should be given, for example from Stone Close	CD3	Not accepted.  Sewerage and drainage are the responsibility of Severn Trent who are consulted on all NDPs and on individual developments and advise the planning authority accordingly.  The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."	No change.
75	Object	I would support the policy if the following two points were addressed. 1. The existing flooding of sewage on the lower part of Old Church Road. The present combined sewage and rainwater collection system at the lower part of Old Church Road floods over the road and into one house at times of heavy rainfall. This is a Health and Safety issue for the people, children and animals walking through the sewage and drivers carrying the sewage further afield and onto their properties. 2. Siting the entrance to the Grovesend Farm site on Old Church Road would increase the traffic on the single track road. The difficulty of passing cars damages the soft verges stripping them of grass. At times of heavy rain this loose soil further deteriorates and is carried down Old Church Road by	CD3	Not accepted.  Sewerage and drainage are the responsibility of Severn Trent who are consulted on all NDPs and on individual developments and advise the planning authority accordingly.  The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."	No change.

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		the streams flowing down the road. This muddy stream then flows into the sewers blocking the sewage pipes and adding to the flooding of sewage onto the lower part of Old Church Road. Methods to reduce the flow of traffic on Old Church Road, such as Access to Frontages Only or siting the entrance to the Grovesend site from Stone Close would alleviate this issue.			
76	Object	It appears that the problems of access to this site have been largely ignored both in the question of the development and the usage thereafter. Access to/from the west on Old Church Road is completely unsuitable for heavy vehicles. Access from to/from Ledbury and the village would be via Stone Drive, itself difficult and with a dreadful exit onto Old Church Road. Access to/from Malvern along Old Church Road is very poor.. The junction with Walwyn Road still suffers from people ignoring the one way system, there are three difficult if not dangerous exits - Cowl Barn Lane, Mathon Road and Stone Drive - onto the road, it has no footpath beyond Mathon Road and is not wide enough in all parts for passing traffic. The idea of, after the build, traffic from 37 - and eventually up to 80 ? - additional houses is appalling. Old Church Road is a country lane, both sides of which lie in the conservation area.	CD3	Not accepted.  The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."	No change.
77	Don't know	The draft policy is very good and factors in all my concerns about developing the site. However I am not convinced that the design mitigation will avoid the impact on the views towards the Malvern Hills.	CD3	Noted.  The policy seeks to protect key views.	No change.
78	Object	The site is outside current and historic settlement boundaries and is a 'green lung' for the villages it therefore should not be developed. It is accessed by country lanes which would be unable to withstand the increased traffic flow a development of this intended size would produce. These country lanes are not wide enough for cars to pass without using existing driveways nor do they have pedestrian	CD3	Not accepted. Colwall is identified in the Core Strategy as one of the settlements which will be the main focus of proportionate housing development. In order to meet the required housing target for the parish as set out in the Core Strategy, the NDP has had to consider changes to the settlement boundary and the inclusion of green field sites.	No change.

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		walkways. The site has historic hedgerows which provide habitats for a large amount of wildlife.		The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."	
79	Object		CD3	Noted.	No change.
80	Object	See Ref 108	CD3	See Ref 108	See Ref 108
81	Object	See Ref 108	CD3	See Ref 108	See Ref 108
82	Object	See Ref 108	CD3	See Ref 108	See Ref 108
83	Object	See Ref 108	CD3	See Ref 108	See Ref 108
84	Object	See Ref 108	CD3	See Ref 108	See Ref 108
85	Object	See Ref 108	CD3	See Ref 108	See Ref 108
86	Object	<p>My husband, XXXXXXX, has commented in full on the policy, based on our extensive research into the history of orcharding and the fruit business in the village. I endorse his comments.</p> <p>In essence, we believe this site to be unsuitable for development, because of its historic significance as part of the former orchard enterprise. Site 12B (2), known locally as the piggeries, is an important part of the enterprise, and represents a 'model farm' where food waste from the bottling, canning and vinegar plants was taken in by tram and used to feed pigs. Note: the ice house is actually the building in the corner of the adjacent plantation. Many of the small buildings are largely intact and worthy of restoration, and the strip of land includes fruit trees (apples, damsons and mirabelle) remaining from the former orchard that extended over parcel 12A. This site could become a great asset for the village, if funding could be found (eg from CIL monies) to invest in the site.</p>	CD3	<p>Not accepted.</p> <p>The NDP has been informed by detailed technical evidence (through the LSCA process) and community consultation in order to identify the most suitable sites to meet the required housing target.</p> <p>The former existence of a model farm on the site does not in itself justify the deletion of the site from the NDP, although analysis and recording of any remains of heritage assets may be required as part of the development management process.</p> <p>The parish council does not intend to commission development briefs for proposed housing sites at the current time.</p>	No change

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>It is unclear why the parcel boundary abutts this site without any buffer, whilst excluding a large part of the field as parcel 12B(1). I assume from wording in point 7 of the policy that 12B (1) is destined to become 'green space' through 'planning gain' since pedestrian access is sought to this parcel. The policy is silent on what type of 'greenspace' is envisioned here.</p> <p>Recommendation: Site 2 should be removed from the Neighbourhood Plan as a development site.</p> <p>Should Site 2 be retained, my recommendations would be:            * the formulation of a site brief, to inform the development of the site and ensure that it meets the requirements and policies of this Plan            * the site boundary should be reduced to provide a clear buffer to parcel 12B (2) - or such buffer should be incorporated in the site brief recommended above            * Parcel 12(B) 2 should be formally identified as a Community Asset and Local Green space.            * any planning gain in the form of new green space should be focused on 12(B)2, using developer funding, and/or CIL monies and/or external funding to stabilise and restore the buildings and develop this area into a community asset.            Colwall Orchard Group would be likely to offer advice on how best this might be achieved.</p>		<p>It is not considered appropriate to impose this specific requirement without the proposed layout of the development; the work the PC has done is only indicative to demonstrate the numbers could be achieved. The need for landscaping is adequately covered in the 8 paragraphs of the policy CD3.</p> <p>The requirements are set out in the policy.</p> <p>The need for landscaping is adequately covered in the 8 paragraphs of the policy CD3.</p> <p>This is not possible via the NDP.</p> <p>Infrastructure related funds from the development are in the control of Herefordshire Council. If we have a Plan the parish council should be able to specify where 25% of the money is spent.</p> <p>Thank for the offer of assistance which is gratefully noted.</p>	



Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
87	Don't know	Grovesend is rightly identified as a site; but its development at such a high density may be problematic. It doesn't fit other development patterns in the village, and risks becoming urban infill rather than village development. If the only reason for choosing this many on Grovesend is because (ultimately) on the landscape character assessment criterion (eg preventing development west of the school) then I think the plan needs to push back on this.	CD3	Not accepted.  The proposed capacity has been reduced following consultation with Herefordshire Council and the density is considered to be fairly low at about 20 dwellings per Hectare.	No change.
88	Object	Grovesend Farm would result in more building and therefore greater visual impact in what is already the most developed area of the village. A site should be selected nearer the new school, Village Hall, church and alehouse in order to make these amenities a more central part of the village	CD3	Not accepted.  The Core Strategy states; <i>“Development should be located <b>within or adjacent to the main built up area(s)</b> 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);”</i>	No change.
89	Object	Would spoil the vista from many houses. Overloads an already heavily populated area.	CD3	Not accepted.  The NDP has been informed by detailed technical evidence (through the LSCA process) and community consultation in order to identify the most suitable sites to meet the required housing target. All 'brownfield' sites are being developed first but will not satisfy the target.	No change.

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
92	Object	<p>Grovesend Farm should not be allocated for a new estate of 37 houses because:</p> <p>1 It encroaches into open countryside – the ‘green belt’ of Colwall – limiting the settlement at Colwall Stone which is already the largest and most dense. It would change the appearance of Colwall from village to small town, seen from within and without, especially from the Hills.</p> <p>2 The Site Assessment Form section 9 conclusion seems at odds with the evidence of the LSCA. The site would violate the Conservation Area Statement. It is at odds with the Village Design Statement in various ways, stated in the LSCA. No reasons are given for considering the site suitable for development with ‘minor constraints’.</p> <p>4 The paved provision for pedestrians and cyclists on Old Church Road would be further urbanisation of the village.</p> <p>5 It does not respect the herringbone pattern of village development (VDS 4.1, p8).</p> <p>6 The extra traffic generated would overload Old Church Road which is a rural lane, giving access to Colwall via Mathon Road from villages to the north west such as Mathon, Cradley, Coddington, and Bosbury. It is also a route to the A4103 Worcester to Hereford Road.</p>	CD3	<p>Not accepted.</p> <p>1 Colwall is identified in the Core Strategy as one of the settlements which will be the main focus of proportionate housing development. In order to meet the required housing target for the parish as set out in the Core Strategy, the NDP has had to consider changes to the settlement boundary and the inclusion of green field sites. The NDP has been informed by detailed technical evidence (through the LSCA process) and extensive community consultation in order to identify the most suitable sites to meet the required housing target.</p> <p>2 &amp; 4. The designation of Conservation Area does not preclude new development and neither does the AONB status. The main constraint is the access however the Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead “...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village.”</p> <p>5. The Core Strategy policy RA2 requires development to be located <b>within or adjacent to the main built up area(s)</b> which precludes linear development when a large number of homes are required.</p> <p>6. see 2 &amp; 4 above</p>	No change.

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Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
93	Object	I'm am concerned about he extra traffic flow that the proposal would have on stone drive. There is already a high volume of traffic in this location due to the chemist and surgery as well as access to a high number of homes. There are a lot of parked cars on the road and a number of houses have no driveway so this is not something that would change. There are better locations in the village for development, e.g. finishing development on the old Schweppes site, where all properties could be accessed from the main road, this not increasing traffic flow in existing neighbourhood areas	CD3	<p>Not accepted.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p> <p>All 'brownfield' sites are being developed first but will not satisfy the target.</p> <p>The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account.</p>	No change.
94	Object	<p>General observations -</p> <p>"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" –I object to this as a development site because of its impact on "important views into and out of the village".</p> <p>I object because this site has been identified as a 'significant open space' and 'green lung' in Village Design Statement.</p> <p>I object because this site lies within the Conservation Area and development will prejudice the setting of the Conservation Area.</p>	CD3	<p>Partly accepted</p> <p>The LSCA takes these concerns into account and ranks the areas in terms of the impact of development. Therefore, if Area 12 is not developed it would require other areas to be developed that are considered to be less suitable. The designation of Conservation Area does not preclude new development and neither does the AONB status. The NPPF (2018), which is to be read as a whole, requires development plans to <i>positively seek opportunities to meet the development needs of their area</i> (para 11a). Great weight has been given to the AONB and Conservation Area by means of the LSCA but it can only be in the context of providing the necessary development.</p>	<p>Amend NDP.</p> <p>Amend para 6.4.1 second sentence to:</p> <p><b><u>"It is a historically important site. Former ice-works are located in the plantation to the south west corner and a former tramway is adjacent to the</u></b></p>

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		<p>“6.4.1 It is a historically important site including the Victorian tramway ice works on the southern boundary and orchard on the western boundary.” – this is incorrect. There is no orchard on its western boundary; the ice-works are on the south-west corner in the plantation and not included in the site and the tramway is likewise not included in the site but is adjacent to the southern boundary. In addition there is a relict traditional orchard both embedded in the tramway complex and extending eastwards from the tramway complex to the south-east corner of the site. I object because of the impact that any development will have on the setting and context of the ice house, tramway and relict orchard.</p> <p>“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</p>		<p>The former existence of a model farm on the site does not in itself justify the deletion of the site from the NDP, although analysis and recording of any remains of heritage assets may be required as part of the development management process.</p> <p>6.4.1 should be amended in line with the comments.</p> <p>6.4.2 - should be amended to reflect extension of the settlement boundary into the rural area.</p>	<p><b><u>southern boundary.</u></b>  <b><u>There is a relict traditional orchard both embedded in the tramway complex and extending eastwards from the tramway complex to the south-east corner of the site</u></b>  <b><u>Development of the site will be required to consider the setting and context of the ice house, tramway and relict orchard."</u></b></p> <p>Amend para 6.42 - delete "and not extending the built form into the open countryside" and replace with</p>

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		<p>countryside.” You must be using a definition of open countryside that most people would not recognise. I cannot understand how this development would not be “extending the built form into open countryside” and for this reason I object.</p> <p>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." I cannot find this quote in any document listed on the website and would be pleased to receive a direct link to it.</p> <p>Specific comments on the policy.                      Notwithstanding my objection to this policy I would make the following specific comments should the policy be ultimately accepted.                      Para 1 – agree                      Para 2 – agree but should maybe have reference to users of wheelchairs/mobility scooters. I note that no suggested routes have been suggested.                      Para 3 – agree in principle but do not see how mature trees can be replaced.                      Paras 4 &amp; 5 – agree                      Para 6 – I do not believe this is achievable particularly as we have no metrics to assess whether a view has been enhanced or not.                      Paras 7 to 9 – agree. This is the crux of whether this</p>		<p>6.4.3. The Review of LSCA Areas March 2017 was incorporated, along with other additional reviews and updates into the single LSCA dated January 2018. It led to the division of the original Area 12 in 12, 12A and 12B, which it was suggested could become public open space. However to be given this status in the Plan it must have been used for this purpose historically, which is not the case. Hence it is not possible to take this forward.</p> <p>Para 1 - noted.                      Para 2 – these vehicles are allowed to use footpaths, footways, bridleways and pedestrian areas. It is not for the Plan to impose or remove rights covered by legislation.                      Paras 3, 4, 5 - noted.</p> <p>Para 6 - this will be for the developer to demonstrate.</p> <p>Paras 7, 8, 9 - noted.</p>	<p><b><u>"and largely enclosed by existing built form"</u></b></p> <p>Amend criterion 8 to:  <b><u>"Ecological habitats must be retained, protected and</u></b></p>

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		<p>development will be acceptable or not. Until relatively recently, areas 12A, 12B(1) and 12B(2) formed an integral part of Colwall's historic orchard heritage.</p> <p>Any planning gain arising from the development should aim to restore the traditional orchards that used to occupy the site (12B(1), east end of 12B(2) and non-housing parts of 12A) and their future should be secured by financially enabling a local organisation to own and manage them as new public open space.</p> <p>The rapidly decaying built heritage in 12B(2) should be restored and safeguarded by financially enabling a local organisation to own and manage it.</p> <p>The setting of 12B(2) must be safeguarded by a significant buffer zone – see comments on para 11 below.</p> <p>Para 10 – agree but “Locally-important roadside trees and hedges must be retained and protected wherever possible. If loss is unavoidable, replace with same / similar.” – no indication of where this should happen.</p> <p>Para 11 – disagree – in order to safeguard and indeed restore the setting of 12B(2) a wide boundary of restored orchard should be created. This should effectively be the width of the dogleg to the south of 12B(1) and extended eastwards to Stone Close.</p>		<p>8 - refer to traditional orchards.</p> <p>Infrastructure related funds from the development are in the control of Herefordshire Council. If we have a Plan the parish council should be able to specify where 25% of the money is spent.</p> <p>This suggestion is too restrictive on the development and consequently the site would not be classed as deliverable, our target would not be met and the Plan would be rejected.</p> <p>Consider including the indicative layout and consider whether additional words are required in the Plan, see response to 11 below.</p> <p>10 - the detail of this would be negotiated through the development management process.</p> <p>This suggestion is too restrictive on the development and consequently the site would not be classed as deliverable, our target would not be met and the Plan would be rejected.</p>	<p><b><u>enhanced, and managed to ensure their future health. Where possible development should restore areas of traditional orchards that used to occupy the site and in areas along the site boundary.</u></b></p> <p>Consider including the indicative layout</p>
95	Support		CD3	Noted.	No change.

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
96	Object	<p>This site is part of a conservation area, it has historical value, the access roads are narrow, supporting only single vehicles in many places. Old Church Road is very narrow and has at least 3 blind junctions, namely Stone Drive, Mathon Road and Cowl Barn Lane. Already these junctions cause traffic issues. Developing the site, whilst short term in relative terms, the large and numerous vehicles needed will cause gridlock and chaos by nature of the size and number. Once developed the traffic will come from the house owners. The highway infrastructure simply cannot support this proposed development and from the boundaries that exist by virtue of the existing properties the roads cannot be made wider. There are a large number of pedestrians on these roads, increased traffic means increased dangers. We must keep our pedestrians safe. There are no pavements for the vast majority of length of Old Church Road and what tiny bit there is is only one person wide, often the hedges push the pedestrian into the road. Please look to other sites that have or could have safe access and egress. This proposed development is in direct contradiction with Appendix 1</p>	CD3	<p>Not accepted,</p> <p>The designation of Conservation Area does not preclude new development and neither does the AONB status.</p> <p>The NPPF (2018), which is to be read as a whole, requires development plans to <i>positively seek opportunities to meet the development needs of their area</i> (para 11a). Great weight has been given to the AONB and Conservation Area by means of the LSCA but it can only be in the context of providing the necessary development.</p> <p>Whilst other sites may be more suitable for housing they do not satisfy the NPPF requirement to give 'great weight' to the AONB. The LSCA has identified those sites best able to support development.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p>	No change.

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97	Object	<p>This site is part of a conservation area, it has historical value, the access roads are narrow, supporting only single vehicles in many places. Old Church Road is very narrow and has at least 3 blind junctions, namely Stone Drive, Mathon Road and Cowl Barn Lane. Already these junctions cause traffic issues. Developing the site, whilst short term in relative terms, the large and numerous vehicles needed will cause gridlock and chaos by nature of the size and number. Once developed the traffic will come from the house owners. The highway infrastructure simply cannot support this proposed development and from the boundaries that exist by virtue of the existing properties the roads cannot be made wider. There are a large number of pedestrians on these roads, increased traffic means increased dangers. We must keep our pedestrians safe. There are no pavements for the vast majority of length of Old Church Road and what tiny bit there is is only one person wide, often the hedges push the pedestrian into the road. Please look to other sites that have or could have safe access and egress. This proposed development is in direct contradiction with Appendix 1</p>	CD3	<p>Not accepted,</p> <p>The designation of Conservation Area does not preclude new development and neither does the AONB status.</p> <p>The NPPF (2018), which is to be read as a whole, requires development plans to <i>positively seek opportunities to meet the development needs of their area</i> (para 11a). Great weight has been given to the AONB and Conservation Area by means of the LSCA but it can only be in the context of providing the necessary development.</p> <p>Whilst other sites may be more suitable for housing they do not satisfy the NPPF requirement to give 'great weight' to the AONB. The LSCA has identified those sites best able to support development.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p>	No change.
098	n/a	<p>Having familiarised myself with the possible sites for residential development, as set out in the plan, I just wanted to record my concerns over the site known as Grovesend Field. In no particular order I do feel the following are relevant:</p>	CD3	Not accepted.	No change.



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		<ul style="list-style-type: none"> <li>• Traffic congestion in Old Church Rd / Stone Drive is already a concern, particularly at peak times. As a resident of Old Church Rd I witness the speed and volume of traffic on a daily basis. Near misses are commonplace (the junction with Mathon Rd is particularly bad) and the verges are continually being eroded by cars trying to pass in the tighter spots. Stone Drive is very congested with parked cars and visitors to the doctors surgery and the pharmacy. Also, the junction of Stone Drive and Old Church Rd is 'blind' such that vehicles have to nose out into Old Church Rd to check if anything is approaching with alarming consequences on occasions. This will only get worse if the proposed development goes ahead.</li> <li>• The site is in a Conservation Area and the scale of the proposed development, I consider, is detrimental to the character and nature of the immediate surroundings.</li> <li>• Grovesend Field is very visible from the hills and, as such, would blight the appearance of the village somewhat. I trust you will take the above into account in the further consideration of Grovesend Field as a possible site for residential development.</li> </ul>		<p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p> <p>The designation of Conservation Area does not preclude new development and neither does the AONB status.</p> <p>The NPPF (2018), which is to be read as a whole, requires development plans to <i>positively seek opportunities to meet the development needs of their area</i> (para 11a). Great weight has been given to the AONB and Conservation Area by means of the LSCA but it can only be in the context of providing the necessary development.</p>	
099	n/a	<p>I am writing in opposition to the planned development of the above area as part of the Neighbourhood plan. The reasoning for my and my family's opposition to this is that it is unsustainable from an environmental and infrastructure perspective: Access to this field would be along the already very narrow Old Church Road. The village would be faced with access issues with heavy goods vehicles and numerous</p>	CD3	<p>Not accepted.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons</p>	No change.

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>contractors for a long time in its development; once built there would be increased traffic congestion down an already narrow road</p> <p>Widening of the Old Church road to facilitate the above would not be possible as it would encroach on existing properties and their land</p> <p>Stone Drive as an access to this development is already very narrow and congested and any increases in traffic would then increase in the already narrow Oak Drive and Old Church Road</p> <ul style="list-style-type: none"> <li>o The area is part of the conservation area and it is within direct view of the hills</li> <li>o The area is adjacent to 3 Grade 2 listed buildings that would be impacted upon by its development</li> <li>o We can see no future planning for sustainability with not just the increased traffic flow, but also for other services..so if this development gets given the go ahead despite objections we would like to know what plans are being drawn up to deal with the following in mind:</li> </ul> <ol style="list-style-type: none"> <li>1. Protection of existing natural habitats</li> <li>2. Drainage/sewerage</li> <li>3. Increases in health resources (i.e. local GP practice and other health care provision by both Worcestershire and Herefordshire Community Trust)</li> <li>4. Increase in staffing/funding for local schooling</li> <li>5. Increases in ancillary services (waste collection, postal etc.)</li> </ol> <p>Thank you for taking the time to consider the above opposition to the inclusion of this field in the local Neighbourhood Plan</p>		<p><i>of the year) pedestrian link or links to the amenities and facilities of Colwall Village.”</i></p> <p>The designation of Conservation Area does not preclude new development and neither does the AONB status.</p> <p>The NPPF (2018), which is to be read as a whole, requires development plans to <i>positively seek opportunities to meet the development needs of their area</i> (para 11a). The development needs for Herefordshire are set out in the Core Strategy where Colwall is identified as a Local Centre and is listed in the “<i>settlements which will be the main focus of proportionate housing</i>” (Fig 4.14)</p> <p>Great weight has been given to the AONB and Conservation Area by means of the LSCA but it can only be in the context of providing the necessary development.</p> <p>The NDP, adopted Core Strategy and NPPF protect important habitats.</p> <p>Sewerage and drainage are the responsibility of Severn Trent who are consulted on all NDPs and on individual developments and advice the planning authority accordingly.</p> <p>Provision of public services are not planning matters but developer contributions can be used to support additional provision arising from new development.</p>	
101	n/a	<p>We are writing to object to the proposed development of Grovesend Field in Colwall. At the initial meetings for the neighbourhood development plan it was agreed that the housing needs of the village could be met by in-filling</p>	CD3	<p>Not accepted.</p> <p>All ‘brownfield’ sites are being developed first but will not satisfy the target. Inevitably therefore there will be some loss of green space. The LSCA</p>	No change.

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		<p>existing available sites such as the Schweppes factory site and also the land along Mill Lane close to the new village school.</p> <p>If building takes place on the Grovesend Field it will put undue traffic pressure on the narrow roads of Old Church Road, The Crescent and old Church Road.</p> <p>The field is a beautiful open space for walking and is of special architectural importance. It is visible from the Hills in the area of outstanding natural beauty. These green spaces are important to keep the identity of the village. There is space for houses to be built within the village without creating large housing estates.</p> <p>In addition to our email earlier this week, we would also like to comment on the other items in question.</p> <p>We object to the plans to develop the old school site. There are huge concerns within the community regarding the drainage. The land of the old school site was waterlogged, creating huge damp problems and health issues within the school. It was decided that because of the high water table, it was unsuitable for the new school to be built on the same site. If a housing estate is put on this site and the water is diverted, it will surely have an impact elsewhere and affect the existing dwellings on Colwall Green. In addition, the road opposite the school often floods when there is heavy rain.</p> <p>It was the agreed view of the Colwall residents that the land next to the new school was to be earmarked for housing development. Why has this changed? It would have the least impact on the village.</p> <p>Finally, if a new care home is not going to be built on the old bottling plant site, then that would be an obvious 'in-fill' site for housing rather than building on green land.</p>		<p>process has been used to identify the most suitable sites to meet the required housing target. The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account but does not satisfy the target.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p> <p>The issues over development of the old school site are a matter for the developer.</p> <p>HC initially proposed a mixed development of a school and housing and this was the scheme taken to public consultation. Subsequently, after the Mill Lane site had been selected for the school, HC decided to only build the school, so no houses were built. The new school changed the landscape character of the surrounding land and, as a result, the LSCA had to be amended. In the</p>	

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				reassessed LSCA the capacity of the land to the west of the school changed to the lowest level, hence no development is proposed in the Plan.	
102	n/a	<p>I have specific issues relating to this and the selection of Area 12 / Area 12A which include:</p> <p><input type="checkbox"/> A lack of consistency when it comes to consideration of vehicle access. While Herefordshire Highways Department were approached to review access to Area 12A, no such comparison took place for Area 9. There is a view from the Highways department that Stone Drive and Old Church Road could sustain additional traffic, but I suspect it is not a view shared by the residents of those roads. A comparison with Area 9 should note a dramatic difference in the suitability of the two sites. Area 9 being a short and straight section of a fairly wide road with new pavements, and Area 12 having a far longer approach, down narrow roads with some single-track sections and poor visibility, and very busy at peak times at junctions when approaching the village (Stone Drive and Old Church Road / Walwyn Road).</p>	CD3	<p>Not accepted.</p> <p>Area is not shown as being developed in the Plan, therefore no need to approach the highways department.</p> <p>The NPPF requires 'great weight' to be given to the protection of the AONB, which has been done by means of the LSCA which ranks possible development sites and indicates development of Area 12 would be less damaging than developing Area 9.</p> <p>The highway access to Area 9 may be preferable to Area 12 but if used as the criterium to choose development sites it would not be in accordance with the NPPF.</p> <p>Other plots would only be considered if Area 12 could not be developed. This is not the case.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p>	No change.
102	n/a	<p><input type="checkbox"/> A lack of consistency when it comes to consideration of pedestrian access. As noted above regarding Area 9, there</p>	CD3	Not accepted.	No change.

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		is clear pedestrian access to both ends of the site and a new pedestrian crossing by the Thai restaurant. Area 12A has no pedestrian access other than along the roadway in Old Church Road. Old Church Road is not (physically or ecologically) suitable for installing pavements of appropriate width and, while other ideas have been noted in plans, they have not been discussed with local residents, some of whom may be significantly affected by options presented. Without suitable pedestrian access, it seems likely those living in any new development will be forced into using their cars, causing additional congestion / parking issues in the village.		The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village." The issue of pedestrian access will therefore have to be dealt with as part of the development of the site.	
102	n/a	The designated Conservation Area status of Area 12. This seems to have been washed over, not acknowledging that Grovesend Field was considered of sufficient importance to warrant inclusion, with special attention paid to the field in the maps and the text quoted below. It is worth noting that Area 9 is not part of a Conservation Area, has no particular features of merit, and that the difference in conclusions between the two authors indicates there are subjective elements to the LSCA which do not seem to be recognised.	CD3	Not accepted.  The designation of Conservation Area does not preclude new development and neither does the AONB status. The NPPF (2018), which is to be read as a whole, requires development plans to <i>positively seek opportunities to meet the development needs of their area</i> (para 11a). Great weight has been given to the AONB and Conservation Area by means of the LSCA but it can only be in the context of providing the necessary development.	No change.
102	n/a	To quote from the 2001 Conservation Area application by the Conservation Officer for Herefordshire Planning Services:  <i>"There are a number of open spaces, the majority of which are located around Old Church Road that make a significant contribution to its rural character and form a backdrop to Walwyn Road. These open spaces are an intrinsic element of this part of the village and they make a significant</i>	CD3	Not accepted.  The LSCA takes account of the Conservation Area and the reasons the area was designated.	No change.

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		<p><i>contribution to the character and appearance of the area. Their full importance can best be appreciated when viewed from Jubilee Drive on the Malvern's, from where they can clearly be seen to be an integral part of the nuclei of the proposed Conservation Area. They form a setting which reinforces and enhances the characteristics of the built environment and its immediate surroundings, as well as being a feature of high visual and physical quality in their own right."</i></p> <p>While it has been noted that an NDP does not need to consider Conservation Area status, it is obvious that the inclusion of this land in the NDP will lead to development and subsequent detrimental impact on the character of the village.</p>		The NDP does consider the Conservation Area status through the LSCA.	
103	n/a	<p>I wish to strongly object to the inclusion of Grovesend Field in the above plan.</p> <p>My main objection is based on the location of this site. To access this site vehicles will have to use the very minor roads of Stone Drive and Old Church Rd.</p> <p>The upper part of Old Church road is very narrow and in places drive entrances have to be used to enable two cars to pass each other. There is also a difficult, fairly blind junction with Mathon Road which will inevitably become more dangerous with the increased traffic. Below the Mathon junction there are no pavements in any part of Old Church Road. This is obviously a danger to any walkers.</p>	CD3	<p>Not accepted.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p>	No change.
103	n/a	<p>From the Stone Drive junction to Mill Lane a large part of old Church Rd is single track with few passing places. So many people now do their shopping on the internet and this has already led to delays and problems caused by delivery vehicles for the people living in Old Church Rd. Unfortunately Sat Nav often sends vehicles into this part of the village from the Mill lane direction. A large housing</p>	CD3	<p>Not accepted.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons</p>	No change.

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		<p>estate on Grovesend field will considerably add to the problems of residents in this area.</p> <p>There are also considerable problems in using Stone Drive to reach this site. The part closest to the Walwyn Road is most probably the most congested road in Colwall. The pharmacy, doctors surgery and post office are located here and the many parked cars often make this road single lane. The increase in traffic here will considerably aggravate the already difficult road conditions.</p> <p>The part closest to Old Church road is narrow and very windy with a completely blind junction onto Old Church Road. Again this would make the junction even more dangerous.</p>		<i>of the year) pedestrian link or links to the amenities and facilities of Colwall Village.”</i>	
103	n/a	<p>Surely one of the most important considerations should be easy access from the main road? There would be at least two years of heavy goods vehicles and construction vehicles needing to access this site and after that there would be the greatly increased traffic caused by this estate.</p> <p>Everyone I have spoken to cannot understand why the field next to the new village school is not being used for the required housing. This field has very good access from the Walwyn Road. I understand that Herefordshire council have imposed the edge of the village school as the edge of the settlement boundary. Surely this plan should be a plan that reflects the views of the villagers not something imposed by Herefordshire council?</p>	CD3	<p>Not accepted.</p> <p>The LSCA capacity of the land to the west of the school was reassessed following the development of the new school. The revised assessment placed the area to the west of the school in the lowest level, hence the Plan does not propose development. It is noted Area 9 has always had a lower LSCA capacity than Area 12 (later 12A).</p>	No change.
103	n/a	<p>Another issue that I have is to do with the conservation area that was set up in Colwall in 2001. Grovesend Field is the only open field in Colwall to be included in that plan. There are far reaching views across this field that encompass the full sweep of the Malvern Hills. In fact this field has been referred to as a green lung for this part of Colwall.</p>	CD3	<p>Not accepted.</p> <p>The Conservation Area includes other open fields on the other side of Old Church Road, to the north of Mathon Road and the Downs school and on the east side of Brockhill Road up to Upper Colwall. The designation of Conservation Area does not preclude new development and neither</p>	No change.

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		<p>Looking at the National Guidelines for the setting up of conservation areas councils are told to only include areas of very special interest and importance. How can this special field now be considered of less importance than the field next to the new school?</p>		<p>does the AONB status.</p> <p>The NPPF (2018), which is to be read as a whole, requires development plans to <i>positively seek opportunities to meet the development needs of their area</i> (para 11a). Great weight has been given to the AONB and Conservation Area by means of the LSCA but it can only be in the context of providing the necessary development.</p>	
103	n/a	<p>In 2013 Colwall residents were asked what type of development they wanted for the village. One of the main points that arose was no to large housing estates and particularly not near the edge of the settlement boundary. This appears to go completely against the wishes of the village.</p> <p>I understand that our council only included this field with great reluctance. I hope that they can oppose Herefordshire council over the exclusion of the field by the new school and remove Grovesend Field from the Colwall neighbourhood plan.</p> <p>Two years ago when the provisional plan was put to the village Grovesend Field was not included but many other areas were. These areas have had the chance to make representation and get themselves excluded. The Colwall residents who are against the development of Grovesend Field are being given six weeks. Is this fair?</p>	CD3	<p>Noted.</p> <p>All 'brownfield' sites are being developed first but will not satisfy the target. Inevitably therefore there will be some loss of green space. The LSCA process has been used to identify the most suitable sites to meet the required housing target.</p> <p>It has always been made clear that the footprint of the village would need to expand – otherwise there would no need for a revised settlement boundary as proposed in the Plan.</p> <p>HC initially proposed a mixed development of a school and housing and this was the scheme taken to public consultation. Subsequently, after the Mill Lane site had been selected for the school, HC decided to only build the school, so no houses were built. The new school changed the landscape character of the surrounding land and, as a result, the LSCA had to be amended. In the reassessed LSCA the capacity of the land to the west of the school changed to the lowest level, hence no development is proposed in the Plan.</p>	No change.



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				<p>The Grovesend site has been the 'back-stop' since the beginning of the process and now, for a number of reasons needs to be included.</p> <p>Although the consultation period was officially restricted to 6 weeks later representations have also been considered.</p>	
104	n/a	<p>1.The inclusion of Grovesend Field in the above NDP - object.</p> <p>1.1 This field (area 12A) was not included in the 2015 draft plan. The only reason such a sensitive site has now been included is the apparent failure in delivering on the sites promoted by the Parish Council in the 2015 NDP draft.</p> <p>1.2 The field is in a conservation area established in 2001 (the last one of only 64 established in the whole of Herefordshire) and therefore justifies such status because of its special architectural or historic interest, and is an integral part of the only conservation area in the Parish. I consider it should therefore be removed from the NDP developable sites.</p> <p>1.3 The NDP has been primarily driven by the Landscape sensitivity and Capacity Assessment (LSCA) which, by its own admission, does not give due consideration to other crucial factors such as access or conservation status. The LSCA for 12A was amended in 2018 to justify inclusion as a development site although there have been no changes to the</p>	CD3	<p>Not accepted.</p> <p>That is correct, Area 12A, (was 12) was the back-stop if other sites were not achievable which proved to be the case, mainly because owners did not wish to develop in the timescale of the Plan.</p> <p>1.2 The designation of Conservation Area does not preclude new development and neither does the AONB status.</p> <p>The NPPF (2018), which is to be read as a whole, requires development plans to <i>positively seek opportunities to meet the development needs of their area</i> (para 11a). Great weight has been given to the AONB and Conservation Area by means of the LSCA but it can only be in the context of providing the necessary development.</p> <p>1.3 The LSCA does take account of the conservation status the Key Baseline Features for Area 12A are; <i>Conservation Area. Listed buildings (Grade II) in vicinity. Victorian industrial heritage buildings / features adjacent SW and S boundaries</i></p>	No change.

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		<p>character of the land. I consider that the amendment to be unjustified and unjust to the special nature of this site.</p> <p>1.4 The proposed access to this site is from a narrow rural lane entirely unsuitable for any large development such as area 12A which mentions 37 houses. The site itself is capable of taking far more houses and indeed in an earlier presentation made by the Parish Council a figure of 80 was mentioned. The width of a stretch of the main approach road (Old Church Road) from the North is only 4 metres, and from the West stretches are only 3 metres, with no room to widen or create any pavement safety. There are a number of possible sites with direct or easy access from the main road through the village.</p>		<p><i>(ice works / tramway), ag. / forestry buildings &amp; coniferous plantation to SW. Strong influence of Hills to E but local setting mostly confined to boundaries. Public fp.</i></p> <p>The further work carried out between September 2013 and January 2018 were to consider the area in more detail led to the splitting the area into 12A, 12B(1) and 12B(2).</p> <p>1.4 The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p>	
105	n/a	<p>As a resident of Colwall and during this public consultation period, I outline below my objections to the draft Neighbourhood Plan for this village:-</p> <p>1) Grovesend Farm is within a conservation area and is flanked by some very important listed buildings and as such should not, in my view, be considered for development.</p>	CD3	<p>Not accepted.</p> <p>1) The designation of Conservation Area does not preclude new development and neither does the AONB status.</p> <p>The NPPF (2018), which is to be read as a whole, requires development plans to <i>positively seek opportunities to meet the development needs of their area</i> (para 11a).</p>	No change.

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		<p>2) It is also a site of particular historical and archeological interest and from which views of its green open space are clearly visible from the Malvern Hills.</p> <p>3) Access to any new potential development site is proposed from Old Church Road. In my view this is a very unwise decision and choice, given the fact that there is no pavement on this very narrow and not easily navigable country lane. A large housing development in Colwall Stone would bring with it far more traffic to an already congested area and could even put lives at risk.</p> <p>4) There are several brownfield sites within Colwall which could easily be adopted to accommodate the housing stock required. Could these not be taken up?</p>		<p>Great weight has been given to the AONB and Conservation Area by means of the LSCA but it can only be in the context of providing the necessary development.</p> <p>2) The LSCA does take account of the conservation status the Key Baseline Features for Area 12A are; <i>Conservation Area. Listed buildings (Grade II) in vicinity. Victorian industrial heritage buildings / features adjacent SW and S boundaries (ice works / tramway), ag. / forestry buildings &amp; coniferous plantation to SW. Strong influence of Hills to E but local setting mostly confined to boundaries. Public fp.</i></p> <p>3) The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p> <p>4) All 'brownfield' sites are being developed first but will not satisfy the target.</p>	
105	n/a	<p>Whilst appreciating that housing is required and that there is a requirement to meet the quota and I do not for one moment dispute this, to bring a potential housing estate to this very 'landscape sensitive' area of green space within Colwall, is not the right thing to do. I am hoping that I have at least said enough to help in</p>	CD3	<p>Noted. All 'brownfield' sites are being developed first but will not satisfy the target.</p>	No change.

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		<p>assisting the decision making process and more particularly to re-consider putting Grovesend Farm site into the NDP at all.</p> <p>Thank you for all your efforts and hope that ultimately you will appreciate and realise that alternatives elsewhere on brownfield sites within the village, to this very valuable asset of Colwall's, can be found to be more viable options.</p>			
107	n/a	<p style="text-align: center;">Conflicting Planning Criteria</p> <p>On 9 November 2017 the Colwall Parish Council Planning Committee met to review Item v) RE: 171755 – Amended plans - Site for erection of 4-bed house and garage at Brookhouse Cottage, Walwyn Road, Colwall, Herefordshire. Applicant: J Milne.</p> <p>The following text (in blue below) has been extracted from the minutes of the meeting.</p>	CD3	Noted.	No change.
107	n/a	<p>IT WAS RESOLVED that Colwall Parish Council objected strongly to this application. 1. The proposed is outside the “settlement boundary” as stated in the Herefordshire UDP and outside the proposed settlement boundary in Colwall Parish Council’s emerging Neighbourhood Development Plan.</p> <p>2. The area between the Rectory and Brook House is an important Strategic Gap between settlement in the South and the North of the Village. It was been designated as an important open space known as a “green lung” in the Colwall Village Design Statement “VDS”, which has been endorsed by Herefordshire Council planning department. The VDS states that “this space provides an important visual gap that break up the linear development and many resident value the views of the Malvern Hills (in this case the British Camp) and countryside” that</p>	CD3	<p>Noted.</p> <p>Herefordshire Council have approved development covering the whole of Area 10 despite the Parish Council’s strong objection. Our Plan carries no weight until it has been successful in the referendum.</p>	No change.


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		<p>this “green lung” gives from the village. The importance of this strategic gap was upheld by the Inspectorate during the UDP public enquiry in 2007, when the landowner launched an appeal for the land to be included in the settlement boundary, consequently it was upheld that it remain outside the settlement boundary in the 2007 Herefordshire Council UDP.</p> <p>3. This is endorsed in the recent planning application ref P132321/F where the planning officer stated in his report to the Planning Committee paragraph 6.5 “In this case it is considered that the proposed site of the open market housing is appropriate as significantly it would not encroach further onto the field than the existing south-western boundary line of Brook House. It is considered that further encroachment into this open undeveloped area would not have been acceptable as it is an important strategic gap between the two distinct elements of Colwall and provides an important undeveloped space “</p> <p>4. In a recent review of the Colwall LSCA (which is the basis for our emerging Neighbourhood Development Plan) of the site, post the granting of planning application P132321. The area has been reassessed and is considered to have Lowest Capacity to absorb Development due to the Sensitivity of the Area.</p> <p>An extract from the review is contained below:-</p> <p>“Area 10 was judged as having Low capacity for development, principally due to its important local functions. The summary sheet states: ‘Forms historic and</p>			

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		<p>highly important strategic gap between Colwall Green and Colwall Stone. Gateway to Green from NE and Stone from SW. Identified as 'significant open space' and 'green lung' in Village Design Statement. Potentially important habitat for protected species and other wildlife".</p> <p>I was asked to reassess the level of capacity of Area 10 in the light of this change to the baseline situation. The area was revisited, and views from the Hills were checked. The changes to the baseline do not alter the importance of Area 10's functions, in fact, they increase its levels of value and sensitivity, and what remains should be protected, conserved, and ideally, enhanced".</p> <p>5 As regards safeguarding the ecology of this area - the application does not appear to mention a Great Crested Newt survey; in the absence of a Great Crested Newt survey this application should be refused.</p> <p>6. The proposed means of access may traverse an area which it was to be "ecologically mitigated in relation to the development permitted under P132321".</p> <p>As a result of the above considerations the Planning Application was rejected.</p>			
107	n/a	<p>It is interesting to compare the above to the assessment of Area 12 (Grovesend Field) in the Landscape Sensitivity and Capacity Assessment Report – the basis on which the Colwall NDP has been written. The recent subdivision of Area 12 into Areas 12, 12A and 12 B is irrelevant. The appropriate section reads:</p> <p>Location: West side of settlement at Colwall Stone, south of Old Church Rd.</p> <p>General Description: Large open sloping field currently used for grazing sheep.</p>	CD3	<p>Noted.</p> <p>The division of Area 12 into 12A and 12B followed a more detailed and refined consideration of the area. The capacity of Area 12B, 12B(1) and 12B(2), was lowered 2 steps from 'Medium/Low to Medium' to 'Low to Medium/Low'.</p>	No change.

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		<p>East and south boundaries tight up against existing settlement, northern boundary = Old Church Road. Improved grassland, mature &amp; ornamental trees on boundaries. Good hedge along track on W side.</p> <p>Key Baseline Features:                      Conservation Area. Agricultural / forestry buildings some associated with Victorian industry. Coniferous plantation to SW (new management regime in process). Influenced by Hills to E but local setting confined to boundaries and indistinct separation. PROW (PROW= Public Right Of Way)</p> <p>Landscape Sensitivity:                      High to Moderate. Relatively low quality and condition with eroded and broken edges but highly sensitive in terms of local landscape character and existing edge of settlement. Close association with historic sector of village to N.</p> <p>Visual Sensitivity:                      High to Moderate. Area is identified as within sight of "Important Views" into/out of village. Highly visible from Hills' ridges and properties on boundaries. Partly screened by hedge on E side of Public Right of Way (PROW) in summer. Partly visible from PROW to S.</p> <p>Overall Sensitivity:                      High to Moderate. Conservation Area, high visibility, valued local amenity but no public access to field.</p> <p>Landscape Value                      High to Moderate</p> <p>Function / Context / Comment                      Conservation Area. Forms green open space to N and W of</p>			

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		<p>residential area at Colwall Stone. Identified as 'significant open space' and 'green lung' in Village Design Statement. Part of setting of Colwall's Victorian industrial heritage. Site of old ice works and tramway along southern boundary. Grade II listed building on N boundary and close association with historic sector of village. West half of field shown as orchard on old maps. Well-used PROW along track forming clear edge. Area's overall capacity from matrix was Low to Medium but has been reduced to Medium / Low to Medium due to low value / function. However built development likely to have adverse effects on landscape character / visual amenity - area is not recommended for consideration. Landscape quality &amp; condition could be improved in future.</p> <p>SUMMARY Landscape Sensitivity High to Moderate            Visual Sensitivity High to Moderate Overall Sensitivity High; Moderate            Landscape Value High to Moderate            Overall Capacity Medium, Low to Medium</p>			
107	n/a	 <p>Figure 1: View of Grovesend Field from the Malvern Hills</p>	CD3	Noted.	No change.
107	n/a	The above points can be summarised as follows:	CD3	Noted.	No change.



Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<ul style="list-style-type: none"> <li><input type="checkbox"/> It is clear that the criteria which led to the rejection of Planning Application 171755 apply even more so to Grovesend Field.</li> <li><input type="checkbox"/> It is clear from the Colwall LSCA study that Grovesend Field has failed to pass any of the tests applied to determine whether it is suitable for housing development.</li> <li><input type="checkbox"/> Grovesend Field is not suitable for housing development and it should be removed as such from the Colwall Neighbourhood Development Plan –particularly when the possibility of utilising the brownfield Bottling Plant site remains open.</li> </ul>		<p>Planning application 171755 (for a dwelling behind Brook House Cottage, with access from Brookmill Close) has been approved with conditions on 31 May 2018 despite the Parish Council's strong objection.</p> <p>The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account.</p>	
108	n/a	<p><b>Builds or Dislikes</b> Main issue is with the consideration of the major housing development on Grovesend Farm field, the new access and overall impact on Old Church Rd in terms of characteristics, traffic and safety A 37-house development is clearly a major housing development and should not be permitted according to AONB rules and common sense view Conservation applies to infrastructures including historical country roads/lanes (incl no new access points), green spaces, hedgerows, boundaries, trees, resident densities and large gardens Should reference National AONB and County Conservation area designations more and its special conservation status with regard to National and County and Parish protections – as part of heritage to future generations aa different to non-designated areas in County and Nationally ie. Not just about local needs as an asset for the UK for current/future generations Drainage consideration to be included given hills gradient and speed of run-off in heavy rain</p>	CD3	<p>Not accepted.</p> <p>The National Planning Policy Framework (NPPF) (July 2018) defines 'major development' of housing as 10 or more but footnote 55 specifically excludes this definition for the purposes of paragraphs 172 and 173 which cover AONBs and other designated landscapes. Consequently, it is for the planning officer to make this assessment. HC Planning has reviewed the NDP and does not consider the large development proposed at the Grovesend Farm site to be a 'major development' in the context of the NDP.</p>	No change.
108	n/a	<p>Draft Policy CD3 Site 2 Grovesend Farm</p> <p><b>Object</b> (Objecting in the strongest possible sense – much of plan is well constructed/intentioned but this stands out as a</p>	CD3	<p>Not accepted.</p> <p>The NPPF (2018), which is to be read as a whole,</p>	No change.

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>significant exception and at odds to AONB rules and Conservation Area expectations). If more Housing needs to be developed, then other sites must be considered and/or development targets be offset/balanced vs adjacent/nearby parishes where national AONB status/County. This is country lane and a green field and is acknowledged in historical and recent commitments as a 'Green Lung' and specific conservation area of the village and a key part of the settlement landscape heritage 37 Houses is a major development – which AONB/Conservation Areas regulations clearly stipulate should not be considered Impacts significantly on proposed/protected views to/from Malvern Hills for residents/visitors – specific mention of need for protection in 2001 Conservation Area confirmation by Hereford Council. Added Noise, Light and traffic pollution. Plot is clearly outside current/historical settlement boundaries so is an area that cannot be developed. Impacts on settlement AONB status and heritage. If not existing access then no access currently? – where is this intended to be? New access should not be via a minor road such as Old Church Rd or opposite current drives/hedgerow gaps Ancient hedgerows/trees are currently in place and are protected so a new gap should not be possible. The road is extremely narrow as is the characteristic of an ancient and historic country lane in an AONB/Conservation area. So traffic must continue to be limited. Access health and safety concerns given narrow widths and no passing places. Traffic is already damaging properties, road kerbs, verges and there are no pavements for residents– as befitting an AONB/minor country road and its protected characteristics. Would represent a significant risk</p> <p>Do not agree with sub-dividing Area12 - A, B and C as important points made to protect B and C also applies to A so it should fall out as an area for potential development. So would challenge this and need to rethink LSCA basis and</p>		<p>requires development plans to <i>positively seek opportunities to meet the development needs of their area</i> (para 11a). The development needs for Herefordshire are set out in the Core Strategy where Colwall is identified as a Local Centre and is listed in the “<i>settlements which will be the main focus of proportionate housing</i>” (Fig 4.14) Great weight has been given to the AONB and Conservation Area by means of the LSCA but it can only be in the context of providing the necessary development.</p> <p>Whilst other sites may be more suitable for housing they do not satisfy the NPPF requirement to give ‘great weight’ to the AONB. The LSCA has identified those sites best able to support development.</p> <p>The LSCA does take account of the conservation status the Key Baseline Features for Area 12A are; <i>Conservation Area. Listed buildings (Grade II) in vicinity. Victorian industrial heritage buildings / features adjacent SW and S boundaries (ice works / tramway), ag. / forestry buildings &amp; coniferous plantation to SW. Strong influence of Hills to E but local setting mostly confined to boundaries. Public fp.</i></p> <p>All ‘brownfield’ sites are being developed first but will not satisfy the target.</p> <p>The division into 12A, 12B(1) and 12B(2) is necessary to ensure the importance of B(1) and B(2) is not diluted by Area 12A.</p>	

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		need for consistency Do agree that whole of Area 12 is and could further become a highly valuable central community space and should continue to be a protected space			
111	n/a	<p>Case against Building on Grovesend Farm.</p> <p>The site is located within the Colwall Conservation Area within the setting of listed buildings fronting Old Church Road (designated Heritage Asset)</p> <p>National Planning Policy contained in the NPPF (National Planning Policy Framework) and also statute requires that:</p> <p>LPA's (local planning authorities) should take account of;</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li><input type="checkbox"/> the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and</li> <li><input type="checkbox"/> the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p>When considering the impact of a proposal development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset (as is a listed building), the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.</p> <p>As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.</p> <p>Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public</p>	CD3	<p>Not accepted.</p> <p>The NPPF (2018), which is to be read as a whole, requires development plans to <i>positively seek opportunities to meet the development needs of their area</i> (para 11a). The development needs for Herefordshire are set out in the Core Strategy where Colwall is identified as a Local Centre and is listed in the "<i>settlements which will be the main focus of proportionate housing</i>" (Fig 4.14) Great weight has been given to the AONB and Conservation Area by means of the LSCA but it can only be in the context of providing the necessary development.</p> <p>Whilst other sites may be more suitable for housing they do not satisfy the NPPF requirement to give 'great weight' to the AONB. The LSCA has identified those sites best able to support development.</p> <p>The LSCA does take account of the conservation status the Key Baseline Features for Area 12A are; <i>Conservation Area. Listed buildings (Grade II) in vicinity. Victorian industrial heritage buildings / features adjacent SW and S boundaries (ice works / tramway), ag. / forestry buildings &amp; coniferous plantation to SW. Strong influence of Hills to E but local setting mostly confined to boundaries. Public fp.</i></p> <p>All 'brownfield' sites are being developed first but will not satisfy the target.</p>	No change.

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		<p>benefits of the proposal, including securing its optimum viable use.</p> <p>Local planning Authorities should look for opportunities for new development for new developments within Conservation areas and World Heritage sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.</p>			
111	n/a	<p>STATUTE : Town and Country Planning (listed building and conservation Areas) Act 1990</p> <p>S: 72(1) requires special attention is paid to the desirability of preserving or enhancing the character or appearance of the conservation area. S: 66(1) requires that when considering whether to grant planning permission for a development which affects a listed building on a setting, special regard shall be had to the desirability to preserve the building or its setting or any features of special architecture or historical interest.</p> <p>Alternative Site Proposed at the Old Bottling Plant. We are aware that there is an extant planning permission for a nursing home on the above site, but given the age of this permission it seems there is no certainty it will go ahead. Therefore there is no reason NOT to consider it a better proposal to ensure housing quotas. Consider too that it is a brownfield site located near to existing main roads and access to local amenities.</p>	CD3	<p>Noted.</p> <p>The LSCA considers these requirements</p> <p>The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account.</p>	No change.
112	n/a	<p>I would like to object strongly to the settlement boundary being moved to include Grovesend Field as a proposed housing development. Reasons for objection as follows:-</p>	CD3	<p>Not accepted.</p> <p>It has always been made clear that the footprint of the village would need to expand – otherwise there would no need for a revised settlement boundary as proposed in the Plan.</p>	No change.

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		<p>Access on to Old Church Road for a further 37 properties would lead to congestion as the road in several places is only a single carriage width and at the moment for vehicles to pass, house driveways are used as pull in places to allow for movement.</p> <p>The majority of Old Church Road does not have a footpath and is already very dangerous for pedestrians who use this road daily. In a time when we are being encouraged to walk more for health reasons this would be a backward step for these people if not lethal.</p> <p>Grovesend Farm is within a conservation area with 3 Listed Building in close proximity. It was not put there without a great deal of thought and effort as to the reasons for being included. Two of the major views out of the village are from or through this field and will be entirely lost if this is allowed to happen. Also the field is clearly visible from many vantage points along the Malvern Hills which would mean the local character of the landscape would be lost.</p> <p>I realise that CPC have a responsibility to fulfil housing quota demands but feel that there are other sites some of which are brown field sites which would go a long way to doing this.</p>		<p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p> <p>Great weight has been given to the AONB and Conservation Area by means of the LSCA but it can only be in the context of providing the necessary development.</p> <p>Whilst other sites may be more suitable for housing they do not satisfy the NPPF requirement to give 'great weight' to the AONB. The LSCA has identified those sites best able to support development.</p> <p>All 'brownfield' sites are being developed first but will not satisfy the target.</p>	
113	n/a	<p>I wish my objections to Grovesend Field being included in the new N.D.P. to be noted.</p> <p>They are as follows -</p>	CD3	<p>Not accepted.</p> <p>The designation of Conservation Area does not preclude new development and neither does the</p>	No change.

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		<p>At this moment in time Old Church Road is not capable of servicing a further 37 properties, the road is mainly a singular thoroughfare, with very few footpaths along its length (i.e. only 5% or less).</p> <p>Stone Drive is also a problem as new housing in this vicinity has insufficient off road parking which reduces this to singular traffic.</p> <p>Water run off from the hills down Walwyn Road diverts down Old Church Road and extra development will create further problems due to lack of drainage.</p> <p>The area adjoining the field in Old Church Road contains three of the five Grade 11 listed buildings contained within the village. These five properties define the character of the village with their surroundings and this should not be compromised (See Character Statement in Designation of Conservation Area).</p> <p>I feel that other areas need to be explored to reach the total of housing needed to fill the quota for the NDP so that HCC cannot take on the responsibility.</p>		<p>AONB status.</p> <p>The NPPF (2018), which is to be read as a whole, requires development plans to <i>positively seek opportunities to meet the development needs of their area</i> (para 11a). The development needs for Herefordshire are set out in the Core Strategy where Colwall is identified as a Local Centre and is listed in the “<i>settlements which will be the main focus of proportionate housing</i>” (Fig 4.14) Great weight has been given to the AONB and Conservation Area by means of the LSCA but it can only be in the context of providing the necessary development.</p> <p>Whilst other sites may be more suitable for housing they do not satisfy the NPPF requirement to give ‘great weight’ to the AONB. The LSCA has identified those sites best able to support development.</p> <p>The LSCA does take account of the conservation status the Key Baseline Features for Area 12A are; <i>Conservation Area. Listed buildings (Grade II) in vicinity. Victorian industrial heritage buildings / features adjacent SW and S boundaries (ice works / tramway), ag. / forestry buildings &amp; coniferous plantation to SW. Strong influence of Hills to E but local setting mostly confined to boundaries. Public fp.</i></p> <p>All ‘brownfield’ sites are being developed first but will not satisfy the target.</p> <p>The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account.</p> <p>Drainage issues will be addressed through the</p>	

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				development management process.	
114	n/a	<p>I agree with the overall thrust of The Neighbourhood Plan. That said I object to the possible development of Grovesend Field as there is no capacity in the current sewage system on Old Church Road. Currently in heavy rain the lower end of Old Church Road drainage backs up resulting in flooding through manhole covers, it also means individual house systems cannot be used for fear of internal flooding. It appears that a sewage junction does not perform as a computer model says it should, resulting in the flow down old church road being blocked by the more forceful flow of the other pipe. The greater use of the system with the development at Grovesend Field will mean it will need less rainfall to cause the system to back up, thus a more common event. Unless there is a total upgrade of the complete system the current problems will be insignificant. This could have serious health and safety issues.</p>	CD3	<p>Noted.</p> <p>Sewerage and drainage are the responsibility of Severn Trent who are consulted on all NDPs and on individual developments and advise the planning authority accordingly.</p> <p>Drainage and sewerage issues will be addressed through the development management process.</p>	No change.
116	n/a	<p>As residents of Stone Drive, we are writing to express our opposition to the planned development of the above area.</p> <p>The two main reasons for our opposition is -</p> <ol style="list-style-type: none"> <li>1. Stone Drive is already a narrow and very congested road (especially opposite the Doctors Surgery) and the inevitable increase in traffic volume would make it even more hazardous verging on the dangerous. The same could be said of Old Church Road where the large contractors vehicles would make life impossible.</li> <li>2. The Doctors Surgery is already under considerable</li> </ol>	CD3	<p>Not accepted.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p> <p>The Doctors' Surgery has confirmed they have</p>	No change.

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		<p>pressure to provide a satisfactory service for its patients. This situation would only be made worse with a possible addition of several hundred more patients.</p> <p>We trust you will pass our comments to the appropriate authority.</p>		sufficient capacity for the proposed development.	
118	n/a	<p>The development of Grovesend Field is inconsistent with the original accepted Colwall residents' vision for the village. This future vision specifically saw no widening of the footprint of the village, no further development along Old Church Road and lower density housing at the edge of the settlement boundary.</p> <p>The development of Grovesend Field is also impractical. The proposed access is from Old Church Road, but Old Church Road is too narrow and lacks pavements. Stone Drive is winding and the permanent parking at the southern end prevents the flow of 2 way traffic. In addition on the current traffic density makes the T junc on at the northern end of Stone Drive dangerous. Any increased traffic density along either Stone Drive or Old Church Road would increase the risk of a serious accident.</p> <p>During the construction on phase, construction on vehicles would need access. It is hard to imagine where the inevitable cars and vans of the construction on workers would be parked during this phase without creating an obstacle.</p> <p>The owner of Grovesend Field and Colwall Parish Council should both be aware of the existence of an active restrictive covenant that extends into Grovesend Field. The impact of the proposed development on crested newts, badgers and any buried archaeology also needs to be fully assessed.</p> <p>The redevelopment of Chevenham needs to be included in the Neighbourhood Plan. The future redevelopment is</p>	CD3	<p>Not accepted.</p> <p>It has always been made clear that the footprint of the village would need to expand – otherwise there would no need for a revised settlement boundary as proposed in the Plan.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead “...<i>subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village.</i>”</p> <p>It would be normal for a condition to be placed on the approval requiring parking of construction vehicles to be on the site and not on the highway.</p> <p>Restrictive covenants are not a planning matter.</p> <p>Ecology and archaeology will need to be considered as part of the development process.</p> <p>Chevenham is being redeveloped and is likely to</p>	No change.



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		already in the public domain, having been published in the local newspaper. Priority needs to be given to housing for current Colwall residents, those employed in Colwall and the relatives of Colwall residents needing sheltered accommodation on close to family. Chevenham currently has a low level of occupancy and many recent unemployed residents have expressed a strong preference for living in Malvern where they would have access to be er public transport and improved job prospects.		gain planning approval before this Plan is in place. Consequently this Plan will be silent on Chevenham. It is expected to result in a net reduction of properties which will have to be added to the development to be achieved in the Plan.	
119	n/a	Thank you for the copy of your memo re Traffic Problems Ahead .The author is to be congratulated for producing such a comprehensive document . I live just off Stone Drive, and agree with all the points you have raised. This looks like a case when Hereford Council ' s requirements re numbers of additional houses must be refused !	CD3	Noted.	No change.
120	n/a	SEE SEPARATE DOCUMENT FOR REF 120	CD3	SEE SEPARATE DOCUMENT FOR REF 120	
122	n/a	<p>I attended the recent presentation in the Village Hall, and came away with a much clearer understanding of both the plan and the processes involved. I respect the commitment of the (volunteer) councillors.</p> <p>As a resident of Stone Drive, however, I have major concerns about the the traffic impact of the proposed new housing estate on Grovesend field - particularly in the building phase. Stone Drive is already busy, and crowded, because of the Surgery. Construction vehicles would have very restricted access, and have difficulty getting out on to Old Church Road which is a blind junction, Old Church Road itself is narrow, with single file traffic becoming the norm. Today, for example, both are virtually impassable because of adverse weather.</p> <p>It seems more sensible to have any proposed development in Colwall to have direct access to the Walwyn Road. This</p>	CD3	<p>Not accepted.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p> <p>The former bottling plant now has planning consent for 26 apartments and 5 houses which</p>	No change.

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		<p>would limit the adverse effect on established settlements and provide access to larger vehicles during construction. The site on the Walwyn Road with planning for a nursing home is the most obvious one for housing development. In addition, the field adjacent to Grovesend Field, with direct access on to the Walwyn Road, looks to be an obvious potential development plot.</p> <p>I do hope that, whilst the Parish Council are aware of their duty to provide a development plan, they are also mindful of their their duty to limit the negative effect of buildings on those of us already living in the Village. I also hope that, when submitting the plan, you underline the fact that the proposed development is in a conservation area and in an AONB.</p>		<p>will be taken into account. However, it will not satisfy the target.</p> <p>Whilst other sites may be more suitable for housing they do not satisfy the NPPF requirement to give 'great weight' to the AONB. The LSCA has identified those sites best able to support development.</p> <p>Great weight has been given to the AONB and Conservation Area by means of the LSCA but it can only be in the context of providing the necessary development.</p>	
123	n/a	<p>Grovesend Field development, Colwall, March 2018</p> <p>Grovesend Field, area 12A of the Neighbourhood Development Plan Settlement Boundary, is subject to a change to include new buildings and by implication raising status from 'Medium/Low to Medium' to a higher landscape capacity by accepting construction of 37 "possible dwellings". There has also been mention of 80 houses according to Parish Council January 2015, whilst Herefordshire CC have been reported to claim a significant lesser number could be accommodated. The draft NDP also includes two very illuminating views, east and south east, to extol the merits of the importance of its position whilst, unfortunately, the equally clear view to the west, of Oyster Hill, is omitted.</p> <p>The January 2018 draft policy CD3 Site 2 provides excellent guidelines on how to protect the remaining conservation area but close examination of each proposal is sadly aspirational and contradictory to normal building</p>	CD3	<p>Not accepted.</p> <p>Noted</p>	No change.

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		<p>development.</p> <p>Old Church Road.            Before this proposal is seriously considered, access to, from and along Old Church Road will need to be significantly improved for the safety of the existing villagers. For the site development, vehicular access will be along Old Church Road, and unless restrictions are put in place, traffic will also attempt to use Stone Drive as a shortcut to both the village, its amenities and other southerly and western destinations.</p> <p>After a well constructed access to the East, there are concealed junctions with Mathon Road and Stone Drive. Between the proposed access to 12A and Old Orchard Lane (leading to Orlin Road) it deteriorates to a single track lane. There are no footpaths for the majority of the road and the width in many parts is such that walkers and opposing traffic need to take evasive action, usually in individual driveways or grass verges where they exist. The majority has ditch drainage.</p> <p>Stone Drive            Stone Drive is a short windy but well constructed narrow road. It is defined by kerbs and has a basic footpath for the entire length to one side and to a limited extent on the other. Formerly a track for the benefit of Grovesend Farm, it is unsuitable for HGV's and impassable for larger opposing vehicles. Used by school children, pedestrians, cyclists and less mobile persons on electric scooters to gain access to the village its products and services and for daily commutes by rail or bus. Also used by horse riders and groups. The majority of these people will enter and return onto Old Church Road.</p> <p>Dwellings solely dependant on Old Church Road:-</p>		<p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p>	

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		<p>Old Church Road, 52 properties            Orlin Road, 24 properties            Old Orchard Lane, 13 properties            Cowl Barn Lane, 10 properties</p> <p>Access to/from both proposed development and Old Church Road, for residents, visitors and service/construction vehicles:-            East To Walwyn Road, Malvern, etc.            West Shortcut for residents and some villagers to Mill Lane, for St James &amp; All Saints Church.                East then North                To Mathon, The Downs School playing field, more residential dwellings and a variety of businesses.            East then South                Stone Drive and Doctor's Surgery, and all village amenities, including chemist's, library, railway station, bus stop, local shops/greengrocer, post office etc</p> <p>Old Church Road facilities            Footpaths There are no footpaths the entire length from Mathon Lane to Mill Lane.            Trees and hedges There is a wealth of overhanging trees and overgrown hedges.            Lighting Limited            Drainage Ad-hoc. mainly overgrown ditches from Mathon Road to Mill Lane            Play Orlin Road and Old Orchard Lane benefit from a playing area complete with zip wire, swings, climbing frame and slide.            Walkers There are several footpaths leading to or from Old Church Road, but none can be accessed without walking along the road. All require stout footwear in inclement weather and so are unsuitable pedestrian shortcuts for the school or to the village. All the footpaths are extremely well</p>			

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		used. Cyclists It is a useful through-road for casual cyclists from outside Colwall. Horses Horses with riders and 'learner' groups frequently use both Old Church Road and Stone Drive			
124	n/a	<p>I live on old church road and already find the traffic and exit from our drive hard to navigate.</p> <p>I do not support this development being included in the Neighbourhood Plan for Colwall.</p> <p>Sorry my reply is late - I had to wait for my daughter to give me a hand with the email.</p>	CD3	<p>Not accepted.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p>	No change.
125	n/a	<p>I have to say that I am astounded that this site has been proposed for this development. The field is outside of the settlement boundary for a start and is within the AONB as well. The road infrastructure will certainly not support the heavy plant vehicles that will be necessary.</p> <p>Previous proposals have been turned down and rightly so because already the drainage system cannot cope when we have heavy rain especially on Old Church Road but also elsewhere in the location.</p> <p>Building a large concrete area over this green field will make drainage even more of a problem locally leading to the likelihood of flash flooding which Old Church Road has already been subjected to in the past.</p> <p>The idea of heavy traffic that will be needed for construction fills me with horror for the safety of locals as the access will be via Stone Drive or Old Church Road-both of which are unsuitable for heavy plant traffic.</p> <p>If development was to go ahead then the increased traffic in the area on both of these roads would be problematic.</p> <p>Old Church Road is a single track road for its entire length</p>	CD3	<p>Not accepted.</p> <p>It has always been made clear that the footprint of the village would need to expand – otherwise there would no need for a revised settlement boundary as proposed in the Plan.</p> <p>The whole of the Parish lies in the AONB are therefore this is an issue for any development.</p> <p>Sewerage and drainage are the responsibility of Severn Trent who are consulted on all NDPs and on individual developments and advice the planning authority accordingly.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons</p>	No change.

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>and requires the use of driveways to pass if meeting other vehicles.</p> <p>The junction between Old Church Road and Stone Drive is already a blind junction with no visibility-the idea of more vehicles using this junction again seems a very unwise proposal.</p> <p>One does wonder why the old Schweppes plant which is within the Settlement Boundary and is currently under pre-application advice for houses is not being pushed forward. This would seem a far more sensible site for development without the many problems I have outlined. The other option would be the land close to the new school which I gather has been considered and has much wider road access and no dangerous junctions. The people that I have discussed this with locally cannot understand why the Grovesend Field with its attendant problems is being considered over and above other safer and better supported options. The development would also disfigure the AONB whereas if the development took place on the Schweppes plot it could be argued it may enhance not only the village but also the views over the village from the hills. At the current time this area disfigures the village.</p> <p>My impression from talking to others is that not only does not one person want the settlement boundary expanded but also the collective opinion of the villagers in 2013 was that they did not want that boundary extended.</p> <p>It does seem that there are many reasons not to support this development when there are two other far more sensible options.</p> <p>I have to say that I have very strong objections to this proposal.</p>		<p><i>of the year) pedestrian link or links to the amenities and facilities of Colwall Village.”</i></p> <p>The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account.</p> <p>All 'brownfield' sites are being developed first but will not satisfy the target.</p> <p>HC initially proposed a mixed development of a school and housing and this was the scheme taken to public consultation. Subsequently, after the Mill Lane site had been selected for the school, HC decided to only build the school, so no houses were built. The new school changed the landscape character of the surrounding land and, as a result, the LSCA had to be amended. In the reassessed LSCA the capacity of the land to the west of the school changed to the lowest level, hence no development is proposed in the Plan.</p> <p>It has always been made clear that the settlement boundary would have to be expand as there is insufficient development land inside the historic settlement boundary – hence the need for a revised settlement boundary as proposed in the Plan.</p> <p>The NPPF requires 'great weight' to be given to the protection of the AONB, which has been done by means of the LSCA which ranks possible development sites and indicates development of Area 12 would be less damaging than developing</p>	

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				<p>Area 9.</p> <p>The highway access to Area 9 may be preferable to Area 12 but if used as the criterion to choose development sites it would not be in accordance with the NPPF.</p> <p>Other plots would only be considered if Area 12 could not be developed. This is not the case.</p>	
127	n/a	<p>I am writing to express my objection to the inclusion of Grovesend Field in the Colwall NDP.</p> <p>I cannot understand why Grovesend Field is being considered when two other much more suitable sites are available, namely the site of the former Scweppes bottling plant on Walwyn Road and the land by the new village school on Mill Lane. Both of these sites offer much better and safer access than would be available with Grovesend Field since this can be approached only by the narrow, twisting and pavement-less Old Church Road. In addition, there are two junctions on Old Church Road which are already dangerous because of their poor visibility, namely Stone Drive and Mathon Road; moreover, Stone Drive, which provides additional access to Grovesend Field, is also narrow and twisting.</p> <p>In addition to the considerable road traffic problems outlined above, Grovesend Field is also included within Colwall Conservation Area as a result of its “special architectural or historic interest “. It is within the Area of Outstanding Natural Beauty and is clearly visible from the Malvern Hills. Indeed, previous professional assessments have emphasised its importance because of the open views which it offers and also because of the “green lung” which it provides within Colwall’s “ribbon village”.</p>	CD3	<p>Not accepted.</p> <p>The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account but will not satisfy the target.</p> <p>Whilst other sites may be more suitable for housing they do not satisfy the NPPF requirement to give ‘great weight’ to the AONB. The LSCA has identified those sites best able to support development.</p> <p>The designation of Conservation Area does not preclude new development and neither does the AONB status.</p> <p>The NPPF (2018), which is to be read as a whole, requires development plans to <i>positively seek opportunities to meet the development needs of their area</i> (para 11a). The development needs for Herefordshire are set out in the Core Strategy where Colwall is identified as a Local Centre and is listed in the “<i>settlements which will be the main</i></p>	No change.

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		I strongly object to this proposal and request that Herefordshire County Council reconsider its decision.		<p><i>focus of proportionate housing</i>' (Fig 4.14) Great weight has been given to the AONB and Conservation Area by means of the LSCA but it can only be in the context of providing the necessary development.</p> <p>HC initially proposed a mixed development of a school and housing and this was the scheme taken to public consultation. Subsequently, after the Mill Lane site had been selected for the school, HC decided to only build the school, so no houses were built. The new school changed the landscape character of the surrounding land and, as a result, the LSCA had to be amended. In the reassessed LSCA the capacity of the land to the west of the school changed to the lowest level, hence no development is proposed in the Plan.</p>	
128	n/a	<p>The residents requested a meeting to clarify a number of issues including;</p> <ol style="list-style-type: none"> <li>1. Timescales and deadlines for the Plan</li> <li>2. Whether it could be delayed to see what happens at the Bottling Plant</li> <li>3. Whether there is conflict between the Parish and HC regarding Area 9</li> <li>4. Discuss how the Plan could be more in-line with the community responses to previous consultations – list to be provided</li> <li>5. History and reasons the LSCA was amended</li> <li>6. Issue with the Grovesend site including conservation area, historic buildings, rural views on entrance to the village, views from the hills, traffic and access and contrary to previous community comments.</li> </ol>	CD3		



Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>John Stock endeavoured to answer these questions and a brief note of them follow.</p> <ol style="list-style-type: none"> <li>1. Timescale not fixed, consultation period is limited because otherwise would never end. But mindful if people working on representations need a little more time.</li> <li>2. Yes the Plan could be delayed but only if a short period and a clear proposal is imminent.</li> <li>3. HC changed their mind about having a mixed development of the school and houses which would have offset the loss from Area 9A, as was the case when the consultation for the school site was carried out. In the event HC chose to develop only the school and the Parish now needs to deal with the shortfall. The LSCA for the area surrounding the school was re-assessed on the basis the school and its landscaping was completed. This significantly reduced the capacity of the land immediately west of the school site to absorb development.</li> <li>4. The promised list is awaited.</li> <li>5. The LSCA must reflect the existing and approved development at the date of the Plan. Several developments have taken place since the original LSCA and also some errors were identified and these were covered in a series of amendments. Rather than issue the original LSCA and all the amendments it was considered essential to re-issue a current' LSCA and this was done. This required significant work to ensure the whole document reflected the amendments rather than only the site assessment.</li> <li>6. These are largely covered in the LSCA and when the list of previous responses is supplied the issues will be considered.</li> </ol>			

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>JS explained all the points would be considered by the Working Party in due course and his comments were not to be taken as an 'official' response, however he hoped his answers would assist the residents in making their representations.</p> <p>The meeting also discussed what might be done to assist the Plan including; HC adopting the CIL and understanding how we might be permitted to count some of Ledbury's excess development.</p> <p>JS to provide the LSCA amendments, the pdf of the presentation slides and correspondence with HC regarding Ledbury's excess development.</p>			
129	n/a	<p>I wish to make you aware of a number of strong objections that I have in regard to the latest N.D.P., and in particular, the changes to the settlement boundary and proposed housing development on Grovesend Field.</p> <p>I wish also to inform you that my goal is not necessarily to oppose the N.D.P., but to have it modified to take into account the above.</p> <p>In the first instance, I acknowledge that:-</p> <ul style="list-style-type: none"> <li>* There is a national shortage of housing stock</li> <li>* Colwall Parish Council has responsibility to fulfil housing quota demands</li> <li>* Herefordshire County Council has wider responsibilities to fulfil</li> </ul> <p>My Objections relate to:-</p>	CD3	Not accepted.	No change.

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		<p>1.00 Concerns over the LSCA Methodology.</p> <p>2.00 Invasion of a designated Conservation Area/Area of Outstanding Beauty.</p> <p>3.00 Inconsistencies in the Colwall Neighbourhood Plan Settlement Boundary Landscape Sensitivity and capacity Assessments 2013 and 2018.</p> <p>4.00 Road and Infrastructure Issues</p> <p>5.00 Environmental and Historical Concerns</p> <p>6.00 Compromises to the Consultation process; Significant deficiencies in the consultation process regarding Changes to the Settlement Boundary;</p> <p>Sections 2.00 to 6.00 have been dealt with in a Group Document to which I have contributed. I will therefor only detail my considerations regarding:-</p>		<p>Sections 2 – 6 please refer to response to representation 120</p>	
129	n/a	<p>The new N.D.P., by the Parish council's admission, only looks at areas within the main village, and does not take account of other possibilities. Pressure of time created by the triggering of Regulation 14 seems to have compounded the problem for our Parish Council.</p> <p>Government Guidelines State that:-</p> <p><i>A neighbourhood plan can allocate additional sites to those in a local plan where this is supported by evidence to demonstrate need above that identified in the Local Plan.</i></p> <p>Area 12A, which is now an additional site included within the</p>	CD3	<p>Not accepted.</p> <p>The Local Plan does not allocate any sites in the parish of Colwall hence why the Plan does, in order to satisfy the target of 14%.</p> <p>The designation of Conservation Area does not</p>	No change.

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>new settlement boundary is particularly ill considered. It is designated as a Conservation Area, an Area of Outstanding Natural Beauty, and a “Green Lung” for the Village. The Area 12A, Grovesend Field, is clearly visible from the ridge of The Malvern Hills and any development would severely diminish the striking views from the Wyche Cutting to Black Hill.</p> <p>Given that the methodology can be shown to be of limited value, and alternative sites are available for development to fulfil Colwall’s housing quota, I maintain that no supportive evidence for developing Grovesend Field can be justified.</p>		<p>preclude new development and neither does the AONB status.</p> <p>The NPPF (2018), which is to be read as a whole, requires development plans to <i>positively seek opportunities to meet the development needs of their area</i> (para 11a). The development needs for Herefordshire are set out in the Core Strategy where Colwall is identified as a Local Centre and is listed in the “<i>settlements which will be the main focus of proportionate housing</i>” (Fig 4.14) Great weight has been given to the AONB and Conservation Area by means of the LSCA but it can only be in the context of providing the necessary development.</p> <p>. The LSCA methodology used has been developed from established best practice and reviewed by other landscape professionals who assisted during the studies. The findings have been peer-reviewed and those consulted on the various iterations of the LSCA include Chartered Landscape Architects, town planners and architects. The Colwall LSCA is now the accepted method for assessing the impact for all NDPs in and adjacent to the Malvern Hills AONB. A nearby Plan has been rejected for not using a LSCA to inform the choice of sites.</p>	
130	n/a	<p>Having considered the Colwall Neighbourhood Plan I would like to make the following comments for your consideration:</p> <p>1. I don’t think Grovesend Field on Old Church Road is a suitable location for a significant number of new homes because the access is poor. The additional traffic resulting from adding a housing development would make some</p>	CD3	<p>Not accepted.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead “...<i>subject to the provision of a</i></p>	No change.

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>stretches of Old Church Road extremely dangerous, made worse by the lack of pavements.</p> <p>2. The impact on residents during the development of the Grovesend site would be considerable. The access to the site by plant and the parking and unloading of deliveries will all be considerable inconvenience as the road is very narrow at that point.</p> <p>3. There are other areas in the village which were in the original plan but now seem to have been removed, most notably beside the school in Mill Lane. It is my view that the Grovesend</p> <p>Field site is less suitable than the Mill Lane site.</p>		<p><i>safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village.”</i></p> <p>Planning approval conditions would be applied to minimise the inconvenience, which is a factor of development wherever it occurs.</p> <p>Whilst other sites may be more suitable for housing they do not satisfy the NPPF requirement to give ‘great weight’ to the AONB. The LSCA has identified those sites best able to support development.</p> <p>HC initially proposed a mixed development of a school and housing and this was the scheme taken to public consultation. Subsequently, after the Mill Lane site had been selected for the school, HC decided to only build the school, so no houses were built. Further review of the landscape character of the land to the west of the school led to the capacity being reduced to the lowest level, hence no development is proposed there. It is noted Area 9 has always had a lower LSCA capacity than Area 12 (later 12A).</p>	
140	n/a	<p>I am writing to express my serious concern about Grovesend Field being included in the Neighbourhood Development Plan for Colwall as a potential site for a large number of houses.</p> <p>This seems to me most unsuitable for a number of reasons.</p> <ul style="list-style-type: none"> <li>• The field is the only one included in Colwall’s conservation area and the sur- roundings, especially</li> </ul>	CD3	<p>Not accepted.</p> <p>The Conservation Area includes other open fields on the other side of Old Church Road, to the north</p>	No change.

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		<p>Old Church Road, are outstandingly peaceful and lovely, one of the features of the village. A large housing development on Grovesend Field would irrevocably change the character of Old Church Road and destroy all this.</p> <ul style="list-style-type: none"> <li>The surrounding roads, both Stone Drive and Old Church Road, are narrow and completely unsuitable for the additional volume of traffic a large number of houses would undoubtedly bring. People walk, cycle and horse ride along Old Church Road as well as drive and it is already quite dangerous. Near the corner, Stone Drive is already narrow with an almost blind turning.</li> <li>I understand that housing developments are also being considered on the old Schweppes bottling plant and we ought to see how many houses may be built there first. The boundary around the new school in Mill Lane also seems to me a much more suitable area for further development.</li> </ul> <p>I strongly urge you to reconsider this.</p>		<p>of Mathon Road and the Downs school and on the east side of Brockhill Road up to Upper Colwall.</p> <p>The LSCA has identified those sites best able to support development.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p> <p>The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account but will not satisfy the target.</p>	
141	n/a	I wish to object to Grovesend Field being included in the Colwall NDP for development as a housing estate.	CD3	Not accepted.	No change.
155	n/a	<p>Dear Sir I object to the development of GROVESEND FIELD for the reasons contained in this letter. also. <u>Note 1 + 2.</u></p> <p>Grovesend Field, bordered by Old Church Road to the north, Stone Drive to the east and The Crescent to the south is within the Area of Outstanding Natural Beauty AND is the only open field to be included in Colwall's Conservation Area due to "special architectural or historic interest". The field is very clearly visible from the Malvern Hills and has been</p>	CD3	<p>Not accepted.</p> <p>The Conservation Area includes other open fields on the other side of Old Church Road, to the north of Mathon Road and the Downs school and on the east side of Brockhill Road up to Upper Colwall.</p> <p>The LSCA does take account of the conservation</p>	No change.

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		<p>referred to in previous professional assessments as both a 'green lung' for the densest part of our special 'ribbon village' and important for its open views. Building here would go against the views stated by many villagers when they were consulted in 2013 about where in Colwall development should take place.</p> <p>The villagers responses didn't want large housing estates, or to expand the existing settlement boundary.</p> <p>Although currently a development of 37 houses is included in the draft plan for Grovesend Field, one Parish Council presentation tabled the possibility of 80 – it is easy to see that a small development now would be likely to grow in future. Houses bring cars, which would have to use the narrow, pavement less Old Church Road, its poor visibility junction with Stone Drive, and add to the traffic on Stone Drive (which itself has poor visibility and is single lane past parked vehicles). Many people do not understand why this special field is being considered suitable for housing when there are other sites available including:</p> <ol style="list-style-type: none"> <li>1. The old bottling plant (Schweppes) is currently under pre-application advice for houses rather than the previously agreed nursing home. The formalisation of the development plan should be delayed until this is resolved as this could make a huge difference to how many houses are needed elsewhere</li> <li>2. Herefordshire Council should think again about where the settlement boundary should be in Mill Lane, and</li> </ol>		<p>status the Key Baseline Features for Area 12A are; <i>Conservation Area. Listed buildings (Grade II) in vicinity. Victorian industrial heritage buildings / features adjacent SW and S boundaries (ice works / tramway), ag. / forestry buildings &amp; coniferous plantation to SW. Strong influence of Hills to E but local setting mostly confined to boundaries. Public fp.</i></p> <p>It has always been made clear that the footprint of the village would need to expand – otherwise there would no need for a revised settlement boundary as proposed in the Plan.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p> <p>The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account but will not satisfy the target.</p> <p>The LSCA capacity of the land to the west of the school was reassessed following the development of the new school. The revised assessment</p>	

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		include the land by the new village school for housing, as accepted by the village in the 2015 draft and consultation. Why did Herefordshire Council change this after the school was built?		placed the area in the lowest level, hence the Plan does not propose development. It is noted Area 9 has always had a lower LSCA capacity than Area 12 (later 12A).	
157	n/a	<p>I wish to object to the Grovesend Field Development plan for the following reasons.</p> <ol style="list-style-type: none"> <li>1. Old Church Road and Stone Drive are unsuitable for more vehicles. There is no pavement on points of O.C.R and two large vehicles cannot pass each other, this also applies to Stone Drive.</li> <li>2. Grovesend Field is in the conservation area and should be protected.</li> <li>3. Until the Schweppes site and the Old School site are planed it does not make sense to propose building on green fields.</li> </ol>	CD3	<p>Not accepted.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead “...<i>subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village.</i>”</p> <p>The designation of Conservation Area does not preclude new development and neither does the AONB status.</p> <p>The NPPF (2018), which is to be read as a whole, requires development plans to <i>positively seek opportunities to meet the development needs of their area</i> (para 11a). The development needs for Herefordshire are set out in the Core Strategy where Colwall is identified as a Local Centre and is listed in the “<i>settlements which will be the main focus of proportionate housing</i>” (Fig 4.14) Great weight has been given to the AONB and Conservation Area by means of the LSCA but it can only be in the context of providing the necessary development.</p> <p>The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account but does not satisfy the target.</p>	No change.



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Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
158	n/a	<p>I am writing to you as I am opposed to the proposed construction of new houses on the site that is known as Grovesend Field in Colwall.</p> <p>My main object to this proposed development is that is next to Old Church Road, which is basically a country lane. There is no footpath at all from the junction between Mill Lane and Old Church Road, there are also places where two cars cannot pass each other.</p> <p>If this development was to go ahead it will become very dangerous for pedestrians to use Old Church Road and it will only be a matter of time until serious injury will happen to a pedestrian due to the extra vehicles that will use Old Church Road to gain access to and from the Grovesend Field site.</p> <p>For the safety of all pedestrians who use Old Church Road I ask those who make the decision to find another site for the construction of new houses.</p>	CD3	<p>Not accepted.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p>	No change.
159	n/a	<p>I am writing to you to formally object to Grovesend Field, Colwall, being included in the local neighbourhood development Plan, which, due to increased traffic would make Old Church road, already a dangerous road for pedestrians, even more dangerous.</p> <p>My objections are as follows;</p> <p>1. Pedestrian Safety. After the junction with Mathon Road there is no footpath on either side of Old Church Road for pedestrians to safely walk. Children of all ages use this road to walk into the village to use the school bus or walk to the village school.</p>	CD3	<p>Not accepted.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons</p>	No change.

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>Moms with pushchairs and toddlers walk along Old Church Road to access the facilities in the village. Not everybody has a car and considering our government is always trying to encourage to “leave our cars at home and walk” this plan would make this road unsafe for all pedestrians, old and young.</p> <p>Several elderly residents who live in Orlin Road also use mobility scooters to access the village shop, doctors etc.. the increased traffic would be detrimental to pedestrians safety.</p> <p>2. Old Church road is infact a country lane which is very narrow and often the only way two vehicles can pass each other is by using drive entrances to pull over to make way for each other. The junction with Mathon Road is also difficult as it on a bend and can not be seen clearly until you are on top of it.</p> <p>In conclusion, if the plan to build 37 houses, possibly 80 houses, goes ahead the affect on traffic and pedestrian safety would be disaterous, most homes would probably have two cars, not to mention where all the contractors vehicles, lorries, vans etc... would park.</p> <p>To build on this field using the entrance off Old Church road would be, in my opinion, detrimental to the safety of all pedestrians and car drivers.</p> <p>Thank you for your time in reading my objections.</p>		<p><i>of the year) pedestrian link or links to the amenities and facilities of Colwall Village.”</i></p>	
160	n/a	<p>I am writing to ask you to reconsider the proposal for the building of 37+ houses in the field off Old Church Road Colwall.</p> <p>This land is part of the conservation land, an area of outstanding natural beauty and was rated as ‘low’ on the 2013 plan. Now that has been totally ignored-</p>	CD3	<p>Not accepted.</p> <p>In the 2013 LSCA, Area 12 was graded as ‘Medium/ Low to Medium’. The area covered by this rating was reduced in 2018 to the Area 12A.</p>	No change.

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Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>The site is really unsuitable due to the narrow access of Old Church Road and seemingly building regs requires there to be a pavement to be installed which stipulates it to be a metre wide. So that means that the road is virtually single track</p> <p>Also the access to Old Church is extremely difficult with likely problems with traffic from the Downs School</p> <p>I find it inconsistent that we, in the bungalows in The Crescent have it written in our deeds that we are not permitted to turn our bungalows into houses – only dormer windows are allowed, and then you give permission for houses which are on a slope in a field at the back of us. How can you alter the rules at a stroke of a pen?</p> <p>I do understand the need for more houses, but there are alternative sites, and our conservation areas should be respected. They were not given lightly in the first place and surely you would not be the one responsible for losing them – once they are gone they are gone.</p> <p>PS: I am writing to Bill Wiggins</p>		<p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead “...<i>subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village.</i>”</p>	
161	n/a	<p>Re Neighbourhood Plan – ‘Grovesend Field’ Development</p> <p>I have already understood that the above Field was in the conservation area of The Malvern Hills. Has this been reversed?</p>	CD3	<p>Not accepted.</p> <p>The designation of Conservation Area does not preclude new development and neither does the AONB status. The Conservation status has been included in the LSCA.</p> <p>The NPPF (2018), which is to be read as a whole, requires development plans to <i>positively seek opportunities to meet the development needs of their area</i> (para 11a). The development needs for Herefordshire are set out in the Core Strategy where Colwall is identified as a Local Centre and is listed in the “<i>settlements which will be the main</i></p>	No change.

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Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>I am concerned that Old Church Road which is a narrow twisty country <u>lane</u> with very little pavement – only narrow roadside verges (often waterlogged) and high banks. There is <u>no</u> refuge for pedestrians, dogwalkers &amp; ramblers who use it to access a number of public footpaths that ‘come off’ Old Church Road Access by car from Cowl Barn Lane, the Mathon Road, the Mathon Road and Orlin Road – &amp; likewise Slone Drive which is another <u>blind junction</u> onto Old Church Road - have <u>always</u> needed to be treated with great caution &amp; care.</p> <p>The thought of contractors lorries and cars gaining access <u>and</u> parking on this road fills me with dismay and concern.</p>		<p><i>focus of proportionate housing</i>’ (Fig 4.14) Great weight has been given to the AONB and Conservation Area by means of the LSCA but it can only be in the context of providing the necessary development.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead “...<i>subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village.</i>”</p>	
162	n/a	<p>Re: Neighbourhood Plan and Grovesend Field. Thankyou for a most explicit summary of the above plan. The amount of traffic congestion alone caused by the necessary construction work beggars belief. We always have passing problems in OAK DRIVE especially when traffic is diverted from the Walwyn Road during road works etc.</p> <p>Not only do we have problems at the surgery end of STONE DRIVE but the OAK DRIVE junction with Walwyn Road is also prone to congestion outside the village shop caused by the shoppers parking and the BUS STOP.</p> <p>The site alongside the new shop is still vacant and surely could make a much better area on which build these houses, rather than have to wait for yet another care home.</p>	CD3	<p>Not accepted.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead “...<i>subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village.</i>”</p> <p>The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account but does not satisfy the target.</p>	No change.

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Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
163	n/a	I should like to raise my object to the inclusion of Grovesend Field in the Colwall Neighbourhood Plan. The proposed site is unsuitable due to poor access, via narrow roads, it would mar the views from the hills. It is also close to three Grade II listed buildings and would impact upon the recreational opportunities in the village. I urge you to consider the area adjacent to Lime Tree Gardens instead	CD3	<p>Not accepted.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p> <p>The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account but does not satisfy the target.</p>	No change.
164	n/a	I would like to object most strongly to development in Grovesend Field. It is not necessary or suitable for more housing there due to narrow roads and many more cars using them. There are already two sites for building in the village – the Schweppes site and the old Primary Scholl site. In my mind, this is sufficient new housing in Colwall. We do not want to become a dormitory village to Ledbury. We have lived in Colwall since 1962. Our 4 children were brought up in Evendine Lane.	CD3	<p>Not accepted.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p> <p>The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account but does not satisfy the target.</p> <p>It is essential the Plan satisfies the development target set in the Local Plan.</p>	No change.
165	n/a	I <u>do want to object</u> to Grovesend Field being included in the Colwall NPB for development as a housing estate.	CD3	Not accepted.	No change.

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>I think there have been enough houses built around Colwall. There are new houses in Schweppes old site. New houses by Downs School. New houses around Brook House and all the filling in of Stone Drive and Oak Drive. Where is it all going to end? Enough is enough!</p>		<p>It is essential the Plan satisfies the development target set in the Local Plan. After an allowance for 'windfalls' the Plan only needs to plan for about 50 homes, just 1/3<sup>rd</sup> of 1% of the county's total.</p>	
166	n/a	<p>I wish to strongly object to the inclusion of Grovesend Field in the above plan.</p> <p>My main objection is based on the location of this site. To access this site vehicles will have to use the very minor roads of Stone Drive and Old Church Rd.</p> <p>The upper part of Old Church road is very narrow and in places drive entrances have to be used to enable two cars to pass each other. There is also a difficult, fairly blind junction with Mathon Road which will inevitably become more dangerous with the increased traffic. Below the Mathon junction there are no pavements in any part of Old Church Road. This is obviously a danger to any walkers.</p> <p>From the Stone Drive junction to Mill Lane a large part of old Church Rd is single track with few passing places. So many people now do their shopping on the internet and this has already led to delays and problems caused by delivery vehicles for people living in Old Church Rd. Unfortunately sat nave often sends vehicles to this part of the village from the Mill lane direction. A large housing estate on Grovesend field will considerably add to the problems of residents in this area.</p> <p>There are also considerable problems in using Stone Drive to reach this site. The part closest to the Walwyn Rod is most probably the most congested road in Colwall. The pharmacy, doctors surgery and post office are located here and the many parked cars often make this road single lane. The increase in traffic here will considerably aggravate the already difficult road conditions.</p>	CD3	<p>Not accepted.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p>	No change.

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>The part closest to Old Church road is narrow and very windy with a completely blind junction into Old Church Road. Again this would make the junction even more dangerous. Surely one of the most important considerations should be easy access from the main road? There would be at least two years of heavy goods vehicles and construction vehicles needing to access this site and after that there would be the greatly increased traffic caused by this estate.</p> <p>Everyone I have spoken to cannot understand why the field next to the new village school is not being used for the required housing. This field has very good access from the Walwyn Road. I understand that Herefordshire council have imposed the edge of the village school as the edge of the settlement boundary. Surely this plan should be a plan that reflects the views of the villagers not something imposed by Herefordshire council?</p> <p>Another issue that I have is to do with the small conservation area that was set up in Colwall in 2001. Grovesend Field is the only field in Colwall to be included in that plan. Looking at the National Guidelines for the setting up of conservation areas councils are told to only include areas of very special interest and importance. How can this special field now be considered of less importance than the field next to the new school?</p> <p>In 2013 Colwall residents were asked what type of development they wanted for the village. One of the main points that arose was no to large housing estates and particularly not near the edge of the settlement boundary. This appears to go completely against the wishes of the village.</p>		<p>HC initially proposed a mixed development of a school and housing and this was the scheme taken to public consultation. Subsequently, after the Mill Lane site had been selected for the school, HC decided to only build the school, so no houses were built.</p> <p>The LSCA capacity of the land to the west of the school was reassessed following the development of the new school. The revised assessment placed the area in the lowest level, hence the Plan does not propose development. It is noted Area 9 has always had a lower LSCA capacity than Area 12 (later 12A).</p> <p>The designation of Conservation Area does not preclude new development and neither does the AONB status.</p> <p>The Conservation Area includes other open fields on the other side of Old Church Road, to the north of Mathon Road and the Downs school and on the east side of Brockhill Road up to Upper Colwall.</p> <p>The NPPF (2018), which is to be read as a whole, requires development plans to <i>positively seek opportunities to meet the development needs of their area</i> (para 11a). The development needs for Herefordshire are set out in the Core Strategy where Colwall is identified as a Local Centre and</p>	

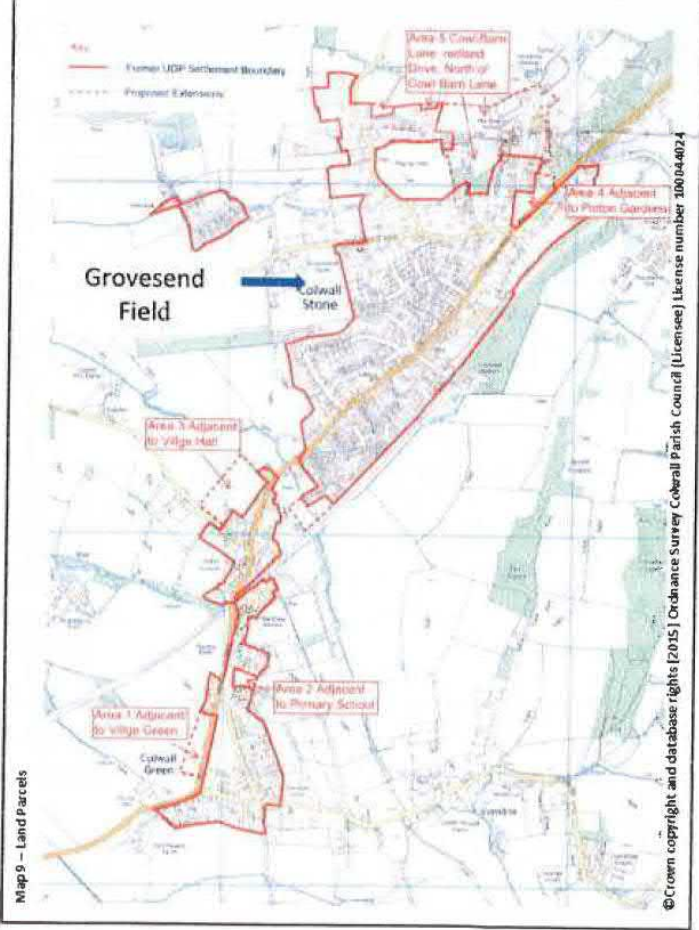
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Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		I understand that our council only included this field with great reluctance. I hope that they can oppose Herefordshire council over the exclusion of the field and remove Grovesend Field from the Colwall neighbourhood plan.		is listed in the “ <i>settlements which will be the main focus of proportionate housing</i> ” (Fig 4.14) Great weight has been given to the AONB and Conservation Area by means of the LSCA but it can only be in the context of providing the necessary development.	
166	n/a	<p>Two years ago when the provisional plan was put to the village Grovesend Field was not included but many other areas were. These areas have had the chance to make representation and get themselves excluded. The Colwall residents who are against the development of Grovesend Field are being given six weeks. Is this fair? Surely there should be a delay in agreeing this draft in order to:</p> <ol style="list-style-type: none"> <li>1 Find out what will be happening with the change of use on the bottling plant site and how many houses could be built there.</li> <li>1 Look again at the site next to the new village school and explain to Herefordshire council that most villagers feel that this site, with very good access, is far more appropriate for development.</li> <li>3 Look at other sites within Colwall that have much better access from the Walwyn Rd rather than Grovesend field and less impact on residents and the village. There are other sites available despite their LSCA assessments which should be only a part of the identification of sites.</li> <li>4 If there is still a shortfall to reapply to Herefordshire Council to use some of the Ledbury surplus of planed houses that is already over their allocation.</li> </ol>	CD3	<p>Not accepted. The Grovesend site has been the ‘back-stop’ since the beginning of the process and now, for a number of reasons needs to be included.</p> <p>Although the consultation period was officially restricted to 6 weeks later representations have also been considered.</p> <p>The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account but does not satisfy the target.</p> <p>See response above</p> <p>Whilst other sites may be more suitable for housing they do not satisfy the NPPF requirement to give ‘great weight’ to the AONB. The LSCA has identified those sites best able to support development.</p> <p>The Parish Council asked the County about using the Ledbury surplus but this was rejected.</p>	No change.



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Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>Could you please acknowledge receipt of this letter and give me your assurance that it will be included in the village responses. You can do this by e mail as shown above.</p>			
168	n/a	<p><b>CURRENT DRAFT PLAN (NDP) PUTS 37 HOUSES ON GROVESEND FIELD</b>  <b>YOU MAY NOT BE AWARE THAT:</b></p> <ul style="list-style-type: none"> <li>• The Minutes of Colwall parish Council dated 26 July 2018 stated:   “IT WAS RESOLVED that the Draft NDP is amended to provide two development sites; the existing school for 14 homes and the Grovesend Farm site for 37 homes, with a suitable clause concerning provision for pedestrians.”</li> <li>• The Minutes of the meeting dated 27 September 2017.   “It was resolved that the draft Neighbourhood Development Plan... be approved by the Parish Council for submission for statutory consultation....”.</li> </ul> <p><b>BACKGROUND</b>  The draft Colwall Neighbourhood Development Plan 2011-2013 was first published in October 2015 and was presented at a public meeting on 4 November 2015. It contains provisions for the construction of an additional 62 homes in Colwall.  Five areas were designated as suitable for development – see map below. Grovesend Field (under the words “Colwall Stone”), outside the proposed settlement boundary</p>	CD3	Noted.	No change.

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
168	n/a	 <p>The map shows the Grovesend Field area with several development zones outlined in red. The zones are labeled as follows: Area 1 Adjacent to Village Green, Area 2 Adjacent to Primary School, Area 3 Adjacent to Village Hall, Area 4 Adjacent to Potters Gardens, and Area 5 Colwall Lane, Colwall Drive, North of Colwall Lane. A legend in the top left corner identifies the 'Future NDP Settlement Boundary' and 'Proposed Extensions'. A blue arrow points to 'Colwall Stone'. The map is titled 'Map 9 - Land Parcels' and includes a copyright notice: '© Crown copyright and database rights [2015] Ordnance Survey Colwall Parish Council [Licensee] License number 100044074'.</p>	CD3		
168	n/a	<p>The latest proposals in a revised NDP incorporate development on Grovesend Field to the rear of The Crescent and Stone Drive and along Old Church Road,</p>	CD3	Noted	No change.

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>would move the settlement boundary, and could provide for an additional 37 dwellings.</p> <p>Minutes of the Colwall Parish Council show that the situation has evolved over the last two years and the Minutes of the Parish Council (which can be found at: <a href="http://www.colwall.net/minutes">http://www.colwall.net/minutes</a>) give the following timeline:</p> <p>Quoted in italics:</p> <ul style="list-style-type: none"> <li>November 2016 – <i>“..... the planning permission granted for the school development was not for a mixed development (school + housing) as Herefordshire Council had initially requested but a single-use development (school). Further Herefordshire required the proposed landscaping for the school to provide an edge to the village settlement, rather than to facilitate further development”</i>. The effect of this is to reduce the capacity for new houses at the Mill Lane/Village Hall site by 21 houses.</li> </ul> <p>The planning permission on the empty nursing home plot in the centre of the village may restrict its potential for additional housing.</p> <ul style="list-style-type: none"> <li>March 2017 – The minutes record that <i>“given the loss of the school site, the unwillingness of landowners to commit to develop their land within the Plan period and highway issues on another site we fell well short of our target and need to look for other sites.”</i></li> </ul> <p>The Grovesend Farm site, although outside the Settlement Boundary, <i>“has always been presented as the fall-back plot so that is now being actively examined.”</i></p> <ul style="list-style-type: none"> <li>April 2017 – “The landowner of Grovesend Farm has confirmed that <i>“they would be certainly looking to make</i></li> </ul>			

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p><i>the site available any time within the next 5 to 10 years.”</i></p> <p>Grovesend Farm has been subdivided into 3 areas for consideration and traffic advice from Herefordshire Highways indicated a maximum of 21 dwellings.</p> <ul style="list-style-type: none"> <li>July 2017 – The minutes record that <i>“IT WA RESOLVED that the Draft NDP is amended to provide two development sites; the existing school for 14 homes and the Grovesend Farm site for 37 homes, with a suitable clause concerning provision for pedestrians.</i></li> </ul> <p>With the other developments proposed, this would put the parish 16 homes above the target. In summary, the Herefordshire Council ruling and the unwillingness of landowners to commit to develop their land within the Plan period could lead to the loss of an extensive area of ground (Grovesend Field) within the AONB. Colwall NDP information can be found at: <a href="http://www.colwallneighbourhoodplan.org.uk/">http://www.colwallneighbourhoodplan.org.uk/</a> This plan is important since, once agreed, “...it will be the statutory planning document and decisions on planning applications will be required to be made in accordance with your Neighbourhood Plan.” The latest version of Colwall Neighbourhood Plan will be presented at a public meeting in the Village Hall on 31 January 2018 at 7.30pm – marking the start of the public consultation process. The meeting is open to all parishioners. If you have any interest in these proposed new developments, please make every effort to attend.</p>		<p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead “...<i>subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village.”</i></p> <p>There have been a number of changes with regard to the target which must now be revisited. For example, Chevenham is being redeveloped and is likely to result in a net reduction of properties that will have to be recovered in the Plan. This will be considered as soon as proposals are finalised.</p>	
169	n/a	Colwall Draft Neighbourhood Development Plan – Identification of Sites Considered Suitable for Residential Development	CD3	Noted.	No change.

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>I write further to an exchange of emails I have had with Mr Stock.</p> <p>I am instructed by the Trustees to confirm that they are very happy for the land at Grovesend to continue to be included as a potential residential site and we note that the current proposed allocation is for 37 units.</p>			
170	n/a	<p>TRAFFIC PROBLEMS AHEAD</p> <p>ARE YOU AWARE THAT GROVESEND FIELD IS INCLUDED IN THE NEIGHBOURHOOD PLAN?</p> <p>This field is bordered by Old Church road to the north, Stone Drive to the east and The Crescent to the south. The field is part of the conservation area, is outside the settlement boundary and is clearly visible from the hills. It is also adjacent to three Grade 2 listed buildings.</p> <p>To access this field vehicles will need to come along Stone Drive before turning left into Old Church Road or if coming from Malvern they would come straight down Old Church road.</p> <p>At the moment they are suggesting 37 houses on this site but in the Parish Council January 2015 presentation 80 houses were mentioned.</p> <p>In order to develop the site the village would be faced with heavy goods vehicles and numerous contractors vehicles having to use these very minor roads through the village. This would go on for a very long time.</p> <p>Old Church road is very narrow and often the only way that two vehicles can pass each other is by using drive entrances. There is also the difficult junction with Mathon road that will inevitably become more dangerous with the increase in traffic.</p> <p>Stone Drive also has many problems. The surgery end is already the most congested road in the village. The other</p>	CD3	<p>Not accepted.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p>	No change.

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>half of Stone Drive is narrow and winding with a completely blind Junction onto Old Church Road. Inevitably more vehicles will use Oak Drive to avoid the congestion in Stone Drive.</p> <p>Once the site has been developed there will be a constant flow of vehicles using these roads to access the facilities in the centre of the village and of course the school. More and more people now have their shopping delivered via orders on the internet so of course lots more white vans. If you are opposed to the inclusion of this field in the local Neighbourhood Plan – <i>I am!</i> Then please write before 18<sup>th</sup> March to the Parish Clerk at Humble Bee Hall, Hollybush, Ledbury HR8 1ET or complete the form online at <a href="http://www.colwallneighbourhoodplan.org.uk">www.colwallneighbourhoodplan.org.uk</a></p>			
172	n/a	<p>I am writing to object to the proposal that Grovesend Field is included in the Colwall Neighbourhood Development Plan for development as a housing estate.</p> <p>From a practical point of view the location of this proposed development is untenable due to the increase in traffic. Even if the development remained at 37 houses, rather than tabled possibility of 80, this is potentially over 70 more cars regularly using Old Church Road and Stone Drive. Old Church road is narrow and without a pavement apart from a short section near the junction with Walwyn Road. There is no opportunity to widen the road, or to construct the requisite width pavement due to the T.P.O.s on so many of the trees which line the road. Even now, it can be dangerous for pedestrians if two cars come past at the same time in opposite directions and both pedestrians and cars often have to utilise people's driveways in order to stay safe.</p> <p>Also coming from Walwyn Road, Stone Drive is narrow and always has residents' parked cars on one side of the road reducing it to single carriageway. The junction of Stone Drive with Old Church road has poor visibility in both</p>	CD3	<p>Not accepted.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p>	No change.

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>directions, as does the junction of Mathon Road (coming from West Malvern) and Old Church Road. From an aesthetic point of view, any development would be seen from the Hills, and destroys a green lung and views within the village. It is within the designated Area of Outstanding Natural Beauty.</p> <p>There are other sites available. It would seem to me obvious to wait and see what transpires following the consideration of the pre-application advice for housing for the old Schweppes site and see how many housing can be built there, rather than the previously agreed nursing home.</p>		<p>The designation of Conservation Area does not preclude new development and neither does the AONB status.</p> <p>The NPPF (2018), which is to be read as a whole, requires development plans to <i>positively seek opportunities to meet the development needs of their area</i> (para 11a). The development needs for Herefordshire are set out in the Core Strategy where Colwall is identified as a Local Centre and is listed in the “<i>settlements which will be the main focus of proportionate housing</i>” (Fig 4.14) Great weight has been given to the AONB and Conservation Area by means of the LSCA but it can only be in the context of providing the necessary development.</p> <p>The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account but does not satisfy the target.</p>	
173	n/a	<p>Colwall Neighbourhood Plan – Grovesend Field</p> <p>I wish to express my concern regarding access to Grovesend Field from Old Church Road and, in particular, the health and safety hazard posed by the increase in vehicular traffic and people on foot using the road. My property is adjacent to Old Church road for some 40 metres, and like the Road to the west of the junction into Mathon Road, is narrow with no footpath. The narrowness means that vehicles have to pull into driveways to pass one</p>	CD3	<p>Not accepted.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead “...<i>subject to the provision of a safe and suitably surfaced (suitable for all seasons</i></p>	No change.

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		<p>another or, in my case, pull onto the grass verge and strike the hedge in places. The absence of a footpath means walkers have to take continual action to avoid the 2-way traffic, exacerbated in many cases by accompanying dogs. I can see no room for a footpath on this stretch of road, including the section adjacent to my property. I believe the construction traffic and the subsequent increase in traffic to and from the estate will add to the health and safety problem of travel along Old Church Rod, both vehicular and on foot. On a general matter, I wish to understand how a Conservation Area, created because of its prominent position to the Hills and clear lines of sight in all directions, can be subject to an extensive housing development. This seems to go against the very concept of a Conservation Area; one might say 'the thin edge of the wedge'. On this point I am very much against Grovesend Field being included in The Colwall Hall Neighbourhood Plan.</p>		<p><i>of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</i></p> <p>The designation of Conservation Area does not preclude new development and neither does the AONB status.</p> <p>The NPPF (2018), which is to be read as a whole, requires development plans to <i>positively seek opportunities to meet the development needs of their area</i> (para 11a). The development needs for Herefordshire are set out in the Core Strategy where Colwall is identified as a Local Centre and is listed in the "<i>settlements which will be the main focus of proportionate housing</i>" (Fig 4.14)</p> <p>Great weight has been given to the AONB and Conservation Area by means of the LSCA but it can only be in the context of providing the necessary development.</p>	
177	n/a	<p>I am writing to express my opposition to the inclusion of Grovesend Field in the Colwall neighbourhood Development Plan and, subsequent, the field's development. There are no reasons for this beautiful, idyllic location to be developed when there are other, more suitable sites, which</p>	CD3	Not accepted.	No change.



Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>have been developed, and can accommodate further housing:                      the old Schweppes bottling site next to the new shop (rather than a proposed second nursing home in Colwall);                      additional housing next to:</p> <ul style="list-style-type: none"> <li>• the new school;</li>   <li>• the Thai Restaurant development (which is already in progress)</li> <li>• the old school site.</li> </ul> <p>In the four years that I have lived in Colwall I have experienced the decline of the infrastructure that is needed to sustain the village for its residents and the promotion of this Area of Outstanding Natural Beauty:                      the main road from the top of the Wyche down to the A449 is not fit for purpose – potholes, road surface worn away, chunks missing along the common opposite the football field, leaking water main as you leave the village beyond the Yew Tree pub.                      In a rural area like Colwall the tax payers expect the roads to be maintained. Why isn't this being done BEFORE more housing lingers on the horizon?                      The road network in the village cannot sustain increasing levels of traffic. We have narrow lanes with blind spots. How can more cars, heavy lorries, farm machinery, horse riders, pedestrians, cyclists and parked cars be catered for in future? This is an impossible situation</p>		<p>The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account but does not satisfy the target.                      The LSCA capacity of the land to the west of the school was reassessed following the development of the new school. The revised assessment placed the area in the lowest level, hence the Plan does not propose development. It is noted Area 9 has always had a lower LSCA capacity than Area 12 (later 12A).</p> <p>Even taking account of the bottling plant site, the Thai and the old school site the target will not be satisfied without the Grovesend site.</p> <p>NDPs can only consider land use not highway matters , that is a matter for the highway authority.</p>	

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		<p>I live opposite the Mathon turning in Old Church Rd and the above points also pertain to my road and this area in general.</p> <p>After heavy rain this T junction floods because the council no longer clears the drain outside The Gables. Detritus flows down from the main road. How would any future development impact on an already crumbling Old Church Rd? Just beyond Arnside there is another water main that constantly leaks. This, too, should be dealt with as a priority before planned housing!</p> <p>The village doctor's surgery has been under great strain for years. What does the village council plan to address the need for another surgery? With additional housing comes an increase in population and a very, very dire situation when a patient can't get a doctor's appointment. How will this be resolved with more housing?</p> <p>There is a need for additional parking in the centre of Colwall. Commuters park their cars all day long at the station. If a rail passenger wants to leave their car for a few hours it's impossible. What is being done about this and the future need for parking near the shops?</p> <p>Hereford Council has to look at the bigger picture when deciding on Colwall's future.</p>		<p>Highway drainage is the responsibility of the Highway Authority.</p> <p>Sewerage and drainage are the responsibility of Severn Trent who are consulted on all NDPs and on individual developments and advice the planning authority accordingly. They are not matters for the Plan.</p> <p>The Doctors' Surgery has confirmed they have sufficient capacity for the proposed development.</p> <p>The need for additional parking has been considered but no appropriate sites identified.</p>	
178	n/a	<p><u>Colwall Neighbourhood Development Plan</u></p> <p>I am writing to express my objection to the proposed building of a housing on Grovesend Field, Colwall. My reasons are as follows:</p> <p><u>Access</u></p> <p>A housing development on this site would, possibly for several years, entail innumerable large and heavy vehicles connected with its construction lumbering along Old Church road, where traffic is already hampered by the narrowness of the road. In several places, it is difficult for for two cars,</p>	<u>CD3</u>	<p>Not accepted.</p> <p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons</p>	No change.

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		<p>let alone lorries, to pass each other. The addition of large and heavy vehicles would result in this road being a no go area for pedestrians and cyclists and make residents' access to their own homes an absolute nightmare. It would stop being a realistic alternative route to the village for people south of the railway when Walwyn Road is impassable. We in the south of the village would then be faced with a five mile drive to access the north of the village or the village itself. The restricted and potentially dangerous junction with Mathon Road and the blind junction with Stone Drive offer very real opportunities for large vehicles to get stuck or cause accidents. This situation could go on for a very long time.</p> <p>Some of these huge vehicles might also attempt to use Stone Drive itself which is effectively single lane for much of its length due to resident parking and its extremely winding nature. Lorries exiting Stone Drive at the village end where congestion is always at its greatest due to the proximity of the doctors' surgery, the pharmacy, the post office and the railway station would create a situation of great risk around Colwall Stone, particularly for people on foot, above all the elderly, trying to get to surgery appointments or any other of the essential services located there. It is quite likely that during the building process Colwall roads would be smashed to pieces and need resurfacing.</p> <p><u>Environment</u></p> <p>As part of an area of outstanding natural beauty, Grovesend Field is designated a conservation area and is highly valued by villages, and using it for a housing development is a waste of what is an irreplaceable environmental asset in the village. The views over it, whether from the Malvern Hills or the village, are stunning, and it would be criminal to obliterate. The hay yield for local livestock is a significant economic contribution to this rural community. Once any houses at all are put on Grovesend Field the development is</p>		<p><i>of the year) pedestrian link or links to the amenities and facilities of Colwall Village.”</i></p> <p>The designation of Conservation Area does not preclude new development and neither does the AONB status.</p> <p>The NPPF (2018), which is to be read as a whole, requires development plans to <i>positively seek opportunities to meet the development needs of their area</i> (para 11a). The development needs for</p>	

Colwall NDP Reg 14  
 Section E1 (CD3) representations and responses

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>likely to grown and the field will disappear completely. Cars, of course, will increase greatly in number – hardly helpful in a place where the roads are barely adequate for existing needs – and so will local van deliveries due to the grown trend of shopping on line.</p> <p><u>Conclusion</u>            Grovesend Field is an important local asset and every effort should be made to allow it to remain so. The process of building houses on Grovesend field is likely to inflict years of unnecessary inconvenience and misery on villages, and the end result will bring problems of increased congestion. There are other potential sites available and some of these would be much more suitable for both the process and the end result of providing more housing.</p>		<p>Herefordshire are set out in the Core Strategy where Colwall is identified as a Local Centre and is listed in the “<i>settlements which will be the main focus of proportionate housing</i>” (Fig 4.14)            Great weight has been given to the AONB and Conservation Area by means of the LSCA but it can only be in the context of providing the necessary development.</p>	

Colwall NDP Reg 14  
Section E2 (CD3) representation R120 and response

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
120	n/a	We are a group of Colwall Parishioners who attended the public meeting on 31 January 2018 at which the latest version of the draft Colwall Neighbourhood Plan (“NPD”) was presented. We wish to express our deep reservations and objections to some of the proposals therein. As well as commenting as individuals we have collaborated to produce a document (attached to this letter) which encapsulates and expresses our collective concerns.	CD3	Noted	No change
120	n/a	In addition to commenting as individuals we have reviewed the progress of the NDP and its associated work, the Landscape Sensitivity and Capacity Assessment (“LSCA”), through a number of studies over the years and we have noted that an underlying objective has been to produce a document which encapsulates the wishes of those living in the Parish and yet meets the requirements placed upon the Parish by local and national government. This is not an easy task; by definition, attempting to marry two often widely divergent objectives.	CD3	Noted	No change
120	n/a	We accept that Colwall has wider responsibilities than simple parochial matters but we believe that for a number of reasons, which we will explore later, the wishes of a substantial number of Parishioners are not being given the weight they deserve. Certain previous consultations and surveys of parishioners’ views appear to have been over-ruled in the current document	CD3	Noted	No change
120	n/a	The latest version of the NDP contains a number of new proposals not previously seen meaning the current NDP differs markedly in certain aspects from previous versions. These include, certain proposed changes to the settlement boundary, the exclusion of proposed housing development	CD3	Noted	No change

Colwall NDP Reg 14  
 Section E2 (CD3) representation R120 and response

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		at certain sites which were previously considered possible and the consequent inclusion of proposed housing development on Grovesend Field.			
120	n/a	These changes are the result of a number of factors (some external) which have than been supported in part by changes and amendments to the LSCA commissioned by Colwall Parish Council ("CPC"). By its very nature the LSCA is a subjective study as there are no hard parameters to determine or assess. We are concerned that changes that have been introduced to the LSCA over time have been consistently supportive of the changes introduced in subsequent versions of the NDP.	CD3	Noted	No change
120	n/a	<p>We acknowledge that:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> There is a national shortage of housing stock</li> <li><input type="checkbox"/> Herefordshire County Council has responsibilities to fulfil</li> <li><input type="checkbox"/> Colwall Parish Council has responsibility to fulfil Herefordshire's housing quota demands</li> </ul> <p>We stress that we do not oppose the production of the NDP. An approved NDP will strengthen the control of CPC over planning matters whereas the absence of a NDP will effectively give an unacceptable level of control to others, stifling the collective voice of the Parish.</p> <p>Our desire is to have the current NDP modified to take into account genuine concerns and to assist Colwall Parish Council to achieve an NDP that suits the needs of the Parishioners, and protects landscape sensitivities consistent with the fact that we live in an Area of</p>	CD3	Noted	No change

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		Outstanding Natural Beauty which includes the Colwall Conservation Area (CCA).			
120	n/a	<p>This document is in two parts:</p> <p>A. This covering letter, which introduces and summarises our principal concerns.</p> <p>B. A number of Appendices<sup>1</sup> which present the background to our studies, detail our objections, analyse the arguments for and against and summarise the conclusions we have drawn.</p> <p>Only the summaries and conclusions for each appendix are brought forward to this letter.</p> <p>The Appendices allow the reader a fuller and in depth analysis of our concerns.</p> <p>The Appendices cover:</p> <p>1 The Landscape Sensitivity and Capacity Assessment, Stages 1 and 2</p> <p>1.1 Background to the LSCA</p> <p>1.2 Frequent inconsistencies and variations between LSCA Stages 1 and 2</p> <p>1.3 External influences on the choice of the Colwall Settlement Boundary</p> <p>1.4 Specific inconsistencies between Stages 1 and 2 on site-by-site basis</p>	CD3	Noted	No change

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		1.5 Access and Services 1.6 Feed-back from Parishioners 1.7 Summary and Conclusions for Appendix 1 2 Housing Development in the AONB and Colwall Conservation Area 2.1 Background 2.2 Appropriate Legislation 2.3 Conservation Area Application 2001 and inconsistency with LSCA assessment 2.4 Summary and Conclusions for Appendix 2 3 Road and Infrastructure Issues 3.1 Background 3.2 Access to Grovesend Field 3.3 Access to other proposed sites 3.4 Summary and Conclusions for Appendix 3 4 Other Environmental and Historical Concerns 4.1 Archaeology 4.2 Other Advisors 4.3 Other Environmental Aspects 4.4 Summary and Conclusions for Appendix 4			



Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>5 The Way Forward</p> <p>These points are discussed in detail in the Appendices to this letter. A summary of our overall conclusions is given below.</p>			
120	n/a	<p>The Landscape Sensitivity and Capacity Assessment, Stages 1 and 2</p> <p>There is ample evidence to support the view that the aims and objectives that led CPC and the Malvern Hills AONB to commission the LSCA have been compromised.</p> <p>Amendments introduced between the 2013 and 2018 studies, which have been carried forward into the 2018 NDP, have been driven by external factors which have:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> eliminated previously acceptable sites for development;</li> <li><input type="checkbox"/> made it impossible for the writers of the NDP to reflect the needs and views of the village as expressed in the 2013 consultation and the Village Design Statement 2001 (one of the main objectives of the NDP); compromised the integrity of the LSCA where capacity assessments in a number of</li> </ul>	CD3	<p>Not accepted.</p> <p>This is not accepted. The only changes to the LSCA have been as a result of development taking place which must then be taken into account.</p> <p>The LSCA merely informs the NDP of the relative impact of development on the areas surrounding the main village. It does not promote or determine what should be developed; that is decided by the Neighbourhood Plan Working Group.</p> <p>Sites were 'eliminated' between 2013 and 2018 mainly because the landowners indicated they did not wish to develop the land in the timescale of the Plan. This applied to (LSCA refs) 1A, 7A, 7B, 16A 16B. In addition, Area 19 was removed because it was not viable for the development to upgrade the access to adoptable highway standards and Area 9A was taken up by the new school.</p> <p>The right to determine is limited by legislation. The needs and views of the village can only be taken into account within the freedom given by the laws. In this case the Plan must be in general accordance with the NPPF, which requires us to give 'great</p>	No change

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		<p>areas have changed, despite no outward change in the landscape being assessed;</p> <p><input type="checkbox"/> forced the inclusion of significant development on Grovesend Field, despite much evidence that the site is unsuitable for the reasons listed.</p> <p>Consequently, we are surprised and deeply concerned that the Colwall NDP is proceeding with a strategy that is dependent on the development of Grovesend Field while a more acceptable alternative (in the form of The Bottling Plant) may become apparent in the short-term (as the Plan runs to 2030).</p> <p>The above is a major element of our challenge of the NDP as currently written and we consider that further work, as suggested in the detailed appendices, should be undertaken to ensure sites more suitable for the village are investigated thoroughly and re-instituted in the NDP.</p>		<p>weight' to conserving and enhancing the AONB. This is assured by means of the LSCA. Inevitably this requirement impacts on the choice of sites.</p> <p>The Grovesend site has been the 'backstop' from the earliest proposals. Unfortunately, despite the 26 apartments and 5 houses on the Bottling Plant the target is not met without the Grovesend site.</p> <p>The former bottling plant now has planning consent for 26 apartments and 5 houses which will be taken into account but does not satisfy the target.</p> <p>The development of the NDP and the chosen development sites is based on the landscape capacity ranking of sites in the LSCA which has considered all sites surrounding <i>the main built area of the village</i> as required by the Core Strategy.</p>	
120	n/a	<p>Housing Development in the AONB and Colwall Conservation Area</p> <p>Grovesend Field, and its surroundings, lie within the area of the Malvern Hills AONB, have specific and significant mention in the CCA and are adjacent to three listed buildings on Old Church Road, which forms the northern boundary of the field. It has been described as a "Green Lung" for the village and is clearly visible from the ridge of The Malvern Hills. Any development would severely</p>	CD3	<p>The designation of Conservation Area does not preclude new development and neither does the AONB status.</p> <p>The NPPF (2018), which is to be read as a whole, requires development plans to <i>positively seek opportunities to meet the development needs of their area</i> (para 11a). The development needs for Herefordshire are set out in the Core Strategy where Colwall is identified as a Local Centre and is</p>	No change

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		<p>diminish the striking views from the Wyche Cutting to Black Hill.</p> <p>The AONB, the CCA and the three listed buildings are the result of three separate and independent assessments, concluding that there are areas and structures in and around Colwall that are sufficiently valuable to the community (both local and at large) that they should be afforded protection and conserved for future generations.</p> <p>The allocation of land for construction of a housing estate of 37 modern houses in, on, and adjacent to these assets is a direct contravention of the ethos of these conservation and protection orders and should not be permitted.</p>		<p>listed in the “<i>settlements which will be the main focus of proportionate housing</i>” (Fig 4.14).</p> <p>Great weight has been given to the AONB and Conservation Area by means of the LSCA but can only be in the context of providing the necessary development.</p> <p>The Village Design Statement refer to a number ‘green lungs’ which all lie just outside the settlement boundary. As the Core Strategy requires development to “<i>be located <b>within or adjacent to the main built up area(s) of the village</b>”</i> it is inevitable these will be affected as it is necessary to expand the settlement boundary.</p> <p>The listed buildings and other attributes such as views, of this site are taken into account in the LSCA. The Key Baseline Features for Area 12A are; <i>Conservation Area. Listed buildings (Grade II) in vicinity. Victorian industrial heritage buildings / features adjacent SW and S boundaries (ice works / tramway), ag. / forestry buildings &amp; coniferous plantation to SW. Strong influence of Hills to E but local setting mostly confined to boundaries. Public fp.</i></p> <p>One of the reasons that LCA is such a good method is that it encompasses all the natural, cultural and visual aspects of ‘landscape’ – refer to Natural England’s 2014 guidance <i>An Approach to Landscape Character Assessment</i>. Figure 1 - What is Landscape?</p>	

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120	n/a	<p>Road and Infrastructure Issues</p> <p>Colwall Stone area is the most densely populated area of the village and traffic congestion is already a problem. The 2013 village responses were clearly against the current proposals. An additional large development of 37 houses on Grovesend Field will simply exacerbate an already difficult situation as it would create substantial extra vehicular and pedestrian traffic on sub- standard roads and pose real dangers to both.</p> <p>We consider that other sites are available that provide far easier access and far less disruption and danger to the residents, and these should be reinstated in the 2018 NDP</p>	CD3	<p>It is not accepted an additional 37 houses would have an unacceptable impact on safety or congestion. The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p> <p>This requirement for a pedestrian link to the amenities and facilities has been expanded to include cyclists and is a requirement of the NDP draft Policy CD3 item 2.</p> <p>Other sites may provide easier access but that is not the overriding criteria provided access to other sites is considered to be safe.</p>	No change
120	n/a	<p>Other Environmental and Historical Concerns</p> <p>The LSCA has not taken due note of the archaeological and historic remains in Grovesend Field (it acknowledges there are many factors it does not take into consideration). As a result, using the LSCA as the major influence on selection of deliverable sites, without full reference to other factors, has led to unsuitable sites being included and less sensitive sites being ignored.</p>	CD3	<p>The LSCA does take account of the archaeological and historic remains - the Key Baseline Features for Area 12A are; <i>Conservation Area. Listed buildings (Grade II) in vicinity. Victorian industrial heritage buildings / features adjacent SW and S boundaries (ice works / tramway), ag. / forestry buildings &amp; coniferous plantation to SW. Strong influence of Hills to E but local setting mostly confined to boundaries. Public fp.</i></p> <p>Furthermore areas 12B(1) and (2) were removed</p>	No change

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				form the development area to ensure these interests were protected.	
120	n/a	<p>The Way Forward</p> <p>Colwall has been allocated a target for housing development using a County-wide simplistic, pro- rata yardstick, which makes no allowance for the more stringent planning criteria contingent on its location within the Malvern Hills AONB (See Section 2 for NPPF requirements).</p> <p>HCC adopting such an approach seems to display a lack of imagination and foresight and it is no surprise that completion of the Colwall NDP has proved to be a very onerous task.</p> <p>Located in an AONB, selection criteria for Colwall (and other communities in a similar situation) are more stringent. Therefore the Parish will find it more difficult to make it over the bar than non-AONB communities.</p> <p>The Colwall NDP has taken several years to get to its current stage; a few more months should make little difference and will allow more time for re-evaluating the possibility of using a range of more suitable sites, including the brownfield site on the Old Bottling Plant (broadly seen as the best option for the balanced development of Colwall in the future).</p>	CD3	<p>This is correct but is the reality we must accept if we wish to have a Plan.</p> <p>The Core Strategy has been approved.</p> <p>CPC has accepted AONBs will not get special treatment. This has also been accepted by the AONB.</p> <p>All 'brownfield' sites are being developed first but will not satisfy the target. Inevitably therefore there will be some loss of green space. The LSCA process has been used to identify the most suitable sites to meet the required housing target.</p>	No change

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		<p>To proceed with an NDP which includes Grovesend Field as a possible site for housing development risks its inclusion in similar studies in the future</p> <p>It is our opinion (as Parishioners committed to Colwall) that every effort should be taken now to avoid the loss of an irreplaceable conservation area open space vital to the village.</p>		<p>Based on the LSCA developing other sites (that are available) would have a greater impact.</p>	
120	n/a	<p>Overall Conclusions</p> <p>We believe that the CPC plans are being thwarted by HCC and so we determined, where possible, to support CPC in following the settlement boundary of the 2015 Draft NDP.</p> <p>We believe, in particular, more attention should be paid to the brownfield site of the Bottling Plant and land adjacent to the New School.</p> <p>We understand that Herefordshire Council has also resisted attempts made by the CPC to argue that, as an AONB, Colwall should not be required to provide the same percentage of new housing as the rest of the County (in order to protect such status). In addition, HCC will not consider “transfer” of any surplus housing quota (i.e. application of the quota over a sensibly extended area), despite Ledbury having already exceeded its 2030 housing target.</p> <p>We propose that the objectives of the NDP should not be set to meet the arbitrary target for housing set by HCC and HCC’s position should be further challenged. CPC must</p>	CD3	<p>The Bottling Plant and the old school site and adjacent area are included but are insufficient to satisfy the target.</p> <p>This is correct.</p> <p>It is necessary to have Herefordshire Council’s approval to our NDP in order for it to go forward.</p>	No change

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		<p>ensure that a strong case has been made to HCC to help avoid unneeded development in the AONB.</p> <p>The 2018 NDP, by the CPC's admission, only looks at areas within the main village, and does not take account of other possibilities through development of Upper Colwall or the "hamlets" as mentioned above in 1.6. Pressure of time created by the triggering of Regulation 14 seems to have compounded the problem for our Parish Council.</p> <p>We believe that our approach, supported by the evidence presented in the Appendices to this document, would make it possible to create a modified NDP which:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Meets housing requirements</li> <li><input type="checkbox"/> Aligns with villagers' views from previous consultations</li> <li><input type="checkbox"/> Better protects the village</li> <li><input type="checkbox"/> Will receive greater support and avoid significant opposition</li> </ul> <p>Given that alternate sites are available for development to fulfil Colwall's housing quota, we maintain that the approach presented in the 2018 Draft NDP is not justified or sustainable.</p>		<p>This is correct and is because the Core Strategy requires development to be "<i>located <b>within or adjacent to the main built up area(s)</b></i>" of the village.</p> <p>CPC has considered areas away from the main village including Upper Colwall and Old Colwall but concluded development should be kept as close to the village facilities as possible.</p> <p>Unfortunately unless your approach can demonstrate to the satisfaction of Herefordshire Council and the independent examiner that it conforms with the requirements of the NPPF and the Core Strategy it will be rejected.</p> <p>The alternate available site all have a greater impact on the landscape. Indeed the area west of the new school had a lower landscape capacity than the Grovesend area even before its ranking was changed.</p>	

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120		<p>APPENDIX 1: The Landscape Sensitivity and Capacity Assessment, Stages 1 and 2</p> <p>1.1 Background to the LSCA</p> <p>Both the Stage 1 (2015) and Stage 2 (2018) drafts of the NDP have relied heavily on the two-stage LSCA Report commissioned by the Malvern Hills AONB Partnership and Colwall Parish Council in 2013 to provide a grading and assessment of the relative importance of a number of potential sites for housing development around Colwall. Stage 1 was completed in 2013 and formed the basis of the NDP draft presented to Parishioners in 2015; Stage 2, an amendment to the above, was used in the 2018 NDP draft.</p> <p>Paragraph 1.1.4 of the 2013 LSCA (on the Assessment of Settlement Boundary) stated:</p> <p>“Herefordshire Council's forthcoming Local Development Framework (LDF) or Local Plan will not contain settlement boundaries. Consequently Colwall Parish Council is minded to include a Settlement Boundary for Colwall within their Neighbourhood Development Plan, which is currently being prepared.</p> <p>On page 19, para 6.1.4 of the 2015 draft of the NDP states:</p> <p>The former settlement boundary for Colwall 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</p>	CD3		




Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>Development Plan Document to be prepared by Herefordshire Council. 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.</p> <p>Part of the brief for the LSCA (paragraph 1.1.4) stated:</p> <p>“The community, therefore, has a rare opportunity to determine where future development in the settlement should be located. In order to assist the community in its deliberations and decision making the Malvern Hills AONB Unit wishes to commission advice from a Landscape Architect.”</p> <p>These are clear and concise statements which demonstrate the benefits the LSCA and the NDP can bring to Colwall – the key words in the above being “...assist the community in its deliberations and decision-making...”</p> <p>We believe that the aspirations set out above have been compromised by a number of factors, as discussed below.</p>			
120		<p>1.2 Frequent inconsistencies and variations between LSCA Stages 1 and 2</p> <p>The LSCA is, by definition, a subjective assessment by the assessor. There are no hard and fast rules by which one can produce a precise assessment. Consequently, the relative grading of different sites with respect to each other is also subjective.</p>	CD3	<p>Inevitably there is a subjective element when considering landscape and to that extent a different person may produce a different result. However, this does not make the first assessment invalid.</p> <p>The Parish Council specifically chose Carly Tinkler because she does not live in Colwall but nevertheless has a considerable knowledge and</p>	No change

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		<p>As the LSCA is the opinion of an individual, a different professional assessment could produce a different result.</p>		<p>love of the area. In addition, the AONB and Herefordshire Council consider her to be an excellent choice. The Parish Council is therefore committed to accepting her assessment of the LSCA.</p> <p>The LSCA is not 'the opinion of an individual' as Carly was assisted by other landscape professionals during the studies and the findings were peer-reviewed. Those who were consulted included Chartered Landscape Architects, town planners and architects.</p> <p>The methodology developed and used by Carly Tinkler has now become the standard for all NDPs that lie in or close to the Malvern Hills AONB and draft Plans that have not employed such techniques have been rejected.</p> <p>The Appendix C of the LSCA provides the value and other criteria and information about the LSCA process.</p> <p>The LSCA is not just the opinion of the author because other landscape professionals assisted during the studies, the findings were peer-reviewed and those consulted on the various iterations of the LSCA included Chartered Landscape Architects, town planners and architects. A Herefordshire planning officer also assisted.</p> <p>The matter of subjectivity is dealt with in guidance and techniques published for landscape and visual assessments, and it is good practice to state where</p>	

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				<p>there is the potential for opinions to differ enough to give rise to results at both ends of the spectrum. A good example of this is wind turbines - some people hate them, other love them. In that case, the assessor must point this out, but should normally assess visual effects based on the 'worst-case scenario', i.e. how they would affect those who like them least. Also, the degree of visibility of the structure can be measured and quantified objectively.</p> <p>However, there is no subjectivity involved in the conclusion that inserting a wind turbine into a highly valued landscape where none existed before would be highly damaging to landscape character. That is because landscape and visual assessment establishes technical criteria for levels of quality, value, susceptibility to change, sensitivity, and magnitudes / levels of effects which, combined with professional judgement, inform the conclusions. Of these aspects of the study, only 'quality' is somewhat subjective: that is because some people consider a 'high quality' landscape to consist of clipped lawns and box hedges, whereas for others, a 'high quality' landscape is wild and unmanaged. However, both 'health' and 'condition' contribute towards a landscape's quality, and both can be measured. Objective criteria are always employed as far as possible. It must also be borne in mind that 'landscape quality' is not the same thing as a landscape's 'qualities' - the two are often confused.</p>	

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		<p>It is of concern that there has been a regrading of site criteria in the two LSCA reports between 2013 and 2018, which in turn have supported major changes in emphasis between the 2015 NDP and the 2018 NDP.</p> <p>In this context we have studied the March 2017 review of LSCA Areas issued by C Tinkler and take issue with many of the statements therein. The landscape has not changed; the assessments by the same assessor should be the same.</p>		<p>Levels of 'landscape (and visual) value' are also determined objectively (advice on the process is provided in published guidance). In summary, the level of a landscape's (or view's) value is established through <i>common consensus</i>, based on quantifiable factors - the more people who value it, the higher its 'status'. The assessments usually express this on a scale ranging from international value (e.g. World Heritage sites), national (e.g. AONBs), regional / countywide (e.g. Conservation Areas) to local / site level (e.g. important local historic associations).</p> <p>One of the reasons that LCA is such a good method is that it encompasses all the natural, cultural and visual aspects of 'landscape' – refer to Natural England's 2014 guidance <i>An Approach to Landscape Character Assessment</i>. Figure 1 - What is Landscape?</p> <p>See response below</p>	
120		1.3 External influences on the choice of the Colwall Settlement Boundary	CD3	Herefordshire Council (HC) has not 'imposed its own view of where the settlement boundary should be'. The original settlement boundary was	Correct error (on page 29) see further below

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		<p>Despite the points raised above in Section 1.1 on the need for the Colwall Community to decide on the Settlement Boundary, there is clear evidence that HCC has ignored its own policies and imposed its own view of where the settlement boundary should be. This has resulted in the elimination from the 2018 NDP of an area capable of supporting 21 houses (2015 Parish presentation) when the potential development of these is acceptable to both the CPC and the landowner.</p> <p>Area 3 in the 2015 NDP is now known as Area 9 in the 2018 NDP.</p> <p>Colwall Parish Council "CPC" wanted the Area 3 (2015 NDP), adjacent to the village hall and Mill Lane, to be allocated for a mixed use development - a new school, community / recreational facilities and housing. The landowner was approached and approved the proposal.</p>		<p>prepared by the Malvern Hills District Council and appeared in the Adopted Local Plan 1998. This settlement boundary was retained by Herefordshire when the combined counties of Hereford and Worcester were split. As part of the development of the Plan the boundary was reviewed but it was decided only extensions would be made to provide specific development and that these would be based on the LSCA.</p> <p>The 'elimination' of the site for 21 houses (Jan 2015) was because the new school used the area. The land further west along Mill Lane has always been assessed as less able to accept development than Grovesend.</p> <p>Unfortunately, in 2015 the LSCA and the NDP both used the term 'Area' but for different purposes. In the 2018 versions the LSCA uses the term Area and the NDP uses the term Sites.</p>	

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		 <p>Figure 2: Area 9 / 3 adjacent to the Village Hall and the new Colwall Primary School</p> <p>At a meeting of the CPC on Wednesday 30th November 2016 it was recorded that the planning permission eventually granted by HCC for the school development was not for a mixed development, as HCC had initially requested and as was the basis of the consultation, but that it had changed to a single-use development (school only).</p> <p>Furthermore, HCC had required that the proposed landscaping for the school should provide an edge to the village settlement, thus eliminating potential housing development to the west.</p> <p>The minutes specifically mention that CPC was not consulted on this change of approach by HCC.</p>		<p>This is not correct. CPC requested the LSCA to be amended to take account of the development of the school which was done, and reduced to 'Low'.</p>	

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		<p>As a consequence of HCC's unilateral decision to impose a settlement boundary, the author of the LSCA was asked re-assess the capacity of the Mill Lane site to accept development. It was reduced to 'Low', the NDP was amended and CPC were faced with having to find additional sites as a consequence of the loss of 21 houses from the NDP.</p> <p>It is instructive to review the differences in the LSCA assessments on the Mill Lane site in Stage I and Stage II of the LSCA – see Section 1.4 below.</p> <p>The question must be asked, would it have been necessary to reassess and regrade the site, and in doing so raise questions about the robustness of the LSCA on which much emphasis is placed if HCC had not insisted on a hard boundary at the edge of the school site?</p>		<p>CPC were faced with finding additional sites as a result of the school using that area and these would be determined by moving further down the ranked sites. This however did not affect the Grovesend site which had a higher capacity for development than the land to the west of the school, even before it's capacity was downgraded.</p> <p>It should be noted the Table 1 on page 29 of the draft 2018 NDP has an error in that 'Part of 5' Behind Tan Hill Farm should be capacity rating 3 not 4.</p> <p>It was necessary to re-assess the LSCA in the vicinity of the school because substantial development had taken place that could affect the ranking of the surrounding land. The view of all the professionals involved in the school was that the area to the west had a lower capacity than originally assessed.</p>	
120		<p>1.4 Specific Inconsistencies between Stages 1 and 2 of the LSCA on a site-by-site basis</p> <p>It is our belief that a number of potential sites for housing development, reflecting the views of Parishioners and more closely aligned to the original objective and direction of the LSCA, have not been properly considered in the Stage 2 LSCA and thus the 2018 NDP.</p>	CD3	<p>It is not the place of the LSCA to consider where development should or should not be placed, that is the preserve of the NDP Working Party.</p> <p>The purpose of the LSCA is to indicate the level of capacity of an area in landscape terms to accept residential development; it does not consider factors relating to a development's feasibility,</p>	No change

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		<p>These are listed below, and should offer sufficient capacity to meet the NDP needs.</p>		<p>viability or 'deliverability', nor matters such as density, layout, access, servicing and such.</p>	
120		<p>1.4.1: Area 9 - by the Village Hall and the New Colwall Primary School.</p> <p>As described above, Area 9 was included in the 2015 NDP but it has been dropped from the 2018 LSCA and the overall capacity downgraded by 2 steps from "low to medium", to "low" although the actual 2013 and 2018 assessment sheets have changed very little.</p> <p>Paragraph 4.22 of the 2018 NDP states:</p> <p>"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.</p>	CD3	<p>Area 9 has been considered in every stage of the LSCA's development and its updates. In the 2015 NDP it was shown as a proposed settlement boundary extension and this has happened as it is the site of the new school. As explained elsewhere, as a result of the development the area west of the school was re-assessed in the LSCA and as a result its grading was changed from 'Low to Medium' to 'Low'.</p> <p>However it must be noted that even had the land west of the school not been regraded it would still have been a less appropriate site than Grovesend which has been graded 'Medium/ Low to Medium' throughout the life of the LSCA, other than when the area was subdivided areas 12B and 12B(1) were graded 'Low to Medium/ Low'. NOTE: the colour rendition of Figure 1: Landscape Capacity in the 2015 NDP was unfortunately poor and shows the Grovesend site almost without colour.</p>	No change



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		<p>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 appropriate for development in the Area of Outstanding Natural Beauty."</p> <p>The phrase "The landscaping for the school was highly developed..." is a gross exaggeration. The landscaping for the school comprises the planting of a new hedge. There is no hard boundary apart from HCC Planning Section's bald statement that it is a "hard boundary".</p> <p>The changes to the LSCA are:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> A line has been added under landscape value linking area 9 to areas 11 and 8 to "justify" reclassification. We consider this to be very tenuous;</li> <li><input type="checkbox"/> A subtle change in words in "Overall Sensitivity" is from "forms clear start of open countryside" (2013) to "forms integral part of good quality rural open countryside" (2018), but with no substantive changes in fact to support such a statement;</li> </ul>		<p>It was necessary to re-assess the LSCA in the vicinity of the school because substantial development had taken place that could affect the ranking of the surrounding land. The view of all the professionals involved in the school was that the area to the west had a lower capacity than originally assessed. This makes it a 'hard boundary'.</p>	

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		<p><input type="checkbox"/> It is remiss that an architect has not been employed for this site to see how some housing could be blended in to soften the approach to the village and put the school in context as a village school.</p>		<p>Determining whether the site could include housing is a matter for the developer. As developer Herefordshire Council originally proposed a mixed development of a school and housing and the Parish Council's agreement was on that basis. Subsequently however HC announced they would only develop the school; an approach the Parish Council was unable to change.</p>	
120		<p>We do not believe that these changes are justified, nor that they support an increase in sensitivity of the area from "High, Moderate" to "High" thereby reducing the Landscape Capacity by two steps from "Low to Medium" to "Low".</p> <p>Despite HCC's apparently "hard line" settlement boundary on the school boundary this is an area the Village considered acceptable for development. The landowner is still very committed to housing on this area having initially offered the school site as part of a mixed development.</p> <p>The LSCA revision should have included Area 9 in the latest NDP despite HCC opposing it. The mixed housing/school was promoted during the 2015 presentation and widely supported by the Parishioners and The Parish Council).</p>	CD3	<p>The view of all the professionals involved in the school was that the area to the west had a lower capacity than originally assessed.</p> <p>The LSCA does not include Areas in the NDP. The LSCA provides advice on the relative impact of development on different areas. The areas are then listed in sequence and considered in turn as shown in Table 1 of the NDP (p 29), until the target is reached.</p>	No change
120		<p>Additional points on Area 9:</p> <p><input type="checkbox"/> During the construction of the school a new hedge was planted across Area 9 cutting the field into two sections, which could be considered 9B(1), close to the school, and 9B(2), farther from the school. The 2015 NDP proposed 16 houses in Area 9 (corrected to 21 in the NDP Presentation), which would not require all of section 9B(1)</p>	CD3	<p>Choosing this site for development above others would not satisfy the requirement to give '<i>great weight</i>' to the landscape, as required by legislation.</p>	No change

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		<p>(let alone the full Area 9) and, landscaped appropriately, would allow the area to contribute to the number of houses needed to meet Hereford's requirements;</p> <p><input type="checkbox"/> In a similar vein to how area 9A was considered "Medium to High" for Capacity, 9B(1) and 9B(2) should be revisited and options for landscaping new housing tested. This approach has been adopted in splitting Area 12, and it appears inconsistent not to do so for area 9.</p> <p>The Stage 2 re-assessment of "Low" appears to be a retrospective adjustment to justify the removal of Area 9 from the NDP as a site with potential for housing development.</p>		<p>The LSCA is not written 'to order', it is an assessment based on a clear set of rules and methodologies. Where development takes place that has an impact on the assessment of surrounding areas the LSCA must be revisited.</p> <p>The LSCA is not written 'to order', it is an assessment based on a clear set of rules and methodologies. Where development takes place that has an impact on the assessment of surrounding areas the LSCA must be revisited.</p>	
120		<p>1.4.2: Area 12A (formerly major part of Area 12).</p> <p>The Area 12 LSCA "overall sensitivity" has been changed from HIGH MODERATE (2013) to MODERATE (2018) despite the wording on the assessment sheet remaining exactly the same. This reinforces our view, expressed in 1.2 above, that the LSCA amendments have been driven by a need to justify inclusion of this site which lies within the only conservation area in Colwall, and has totally inadequate access for a large development of housing.</p> <p>If such a change can be allowed on such a sensitive site it opens the opportunity to challenge re-visiting all other areas.</p>	CD3	<p>The statement concerning the change to Area 12 is incorrect.</p> <p>Area 12 was graded 'Medium/ Low to Medium' in 2013 and the main area has remained so to 2018. The only changes have been to sub-divide the area to 12B and 12B(1), both of which had their capacity rating reduced to Low to Medium/Low.</p> <p>The changes have therefore lowered the appropriateness of development on 12B and 12B(1). Unfortunately this was not shown correctly</p>	No change

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		Table 1 shows the amendments introduced for Grovesend Field.		in Table 1 of the NDP (p29), where Area 12 should have been subdivided into 12A, 12B and 12B(1).										
120		<table border="1" data-bbox="434 746 1122 1086"> <thead> <tr> <th data-bbox="434 746 562 820"></th> <th data-bbox="562 746 826 820">Stage 1 LSCA (2013) Area 12</th> <th data-bbox="826 746 1122 820">Stage 2 LSCA (2018) Area 12 A</th> </tr> </thead> <tbody> <tr> <td data-bbox="434 820 562 954">Landscape Value</td> <td data-bbox="562 820 826 954">"However built development likely to have adverse effects on landscape character / visual amenity - area is not recommended for consideration. Landscape quality &amp; condition could be improved in future."</td> <td data-bbox="826 820 1122 954">"Residential development potentially acceptable on this Area, but density, siting, layout and design of built form must respect and reflect the existing local settlement pattern, vernacular and sense of place."</td> </tr> <tr> <td data-bbox="434 954 562 1086">Landscape Sensitivity</td> <td data-bbox="562 954 826 1086">"Relatively low quality and condition with eroded and broken edges but highly sensitive in terms of local landscape character and existing edge of settlement. Close association with historic sector of village to north"</td> <td data-bbox="826 954 1122 1086">"Currently relatively low quality and condition with eroded and broken edges. Whole field highly sensitive in terms of local landscape character but E side of field less so. Close association with highly sensitive historic sector of village to N."</td> </tr> </tbody> </table>		Stage 1 LSCA (2013) Area 12	Stage 2 LSCA (2018) Area 12 A	Landscape Value	"However built development likely to have adverse effects on landscape character / visual amenity - area is not recommended for consideration. Landscape quality & condition could be improved in future."	"Residential development potentially acceptable on this Area, but density, siting, layout and design of built form must respect and reflect the existing local settlement pattern, vernacular and sense of place."	Landscape Sensitivity	"Relatively low quality and condition with eroded and broken edges but highly sensitive in terms of local landscape character and existing edge of settlement. Close association with historic sector of village to north"	"Currently relatively low quality and condition with eroded and broken edges. Whole field highly sensitive in terms of local landscape character but E side of field less so. Close association with highly sensitive historic sector of village to N."	CD3	<p>The original LSCA evaluated the level of capacity of Area 12 as Medium / Low to Medium.</p> <p>In 2015, the area was considered as a candidate for a new village primary school site, in combination with up to 20 houses. The landscape assessment concluded that the school and new houses could be accommodated without giving rise to unacceptable levels of adverse effects on parts of the site that were adjacent to the settlement, subject to various recommendations. These included a) maintaining open space to the west, to retain the area's transition zone function, and b) the retention and protection of the heritage assets and vegetation along the area's southern boundary.</p> <p>Area 9A was selected as the site for the new school only and caused the loss of 21 houses. As a result Area 12 became more likely to be required to satisfy the target and CPC requested a more detailed LSCA analysis of the area particularly in relation to key views from the Malvern Hills' summits and, in collaboration with a local architect, to determine how many houses could potentially be built there.</p> <p>The assessment found that from the closest summits (Jubilee, Pinnacle and Black Hills, and British Camp), the degree of visibility was High, and</p>	No change
	Stage 1 LSCA (2013) Area 12	Stage 2 LSCA (2018) Area 12 A												
Landscape Value	"However built development likely to have adverse effects on landscape character / visual amenity - area is not recommended for consideration. Landscape quality & condition could be improved in future."	"Residential development potentially acceptable on this Area, but density, siting, layout and design of built form must respect and reflect the existing local settlement pattern, vernacular and sense of place."												
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				<p>mitigation would be required in order to reduce levels of adverse effects on both landscape character and visual amenity to acceptable levels.</p> <p>An important point was that new development would not extend the settlement into open countryside unlike Area 9. Also, the retention of a large part of the west side of the area as green open space would maintain its function and character.</p> <p>As a result of this additional work Area 12 was subdivided into separate areas: 12A (new built form and associated infrastructure), and 12B (possible public open space). The capacity of Area 12A should remain at 'Medium / Low to Medium', and the capacity of 12B should be decreased from 'Medium / Low to Medium' to 'Low to Medium / Low'.</p> <p>The conclusion was that 32 dwellings could be built on Area 12A.</p>	
120		<p>Table 1: Areas 12 and 12A (Grovesend Field) as presented in the Stages 1 and 2 of the LSCA.</p> <p>There has been a significant change in the assessment of Grovesend Field from 2013 to 2018 in the LSCA in an attempt to justify its characterisation as land potentially suitable for development. This is not accepted.</p> <p>There has been no change of character, use of the land, no additional development in the area surrounding the field or change in any other measurable characteristic. Given the</p>	CD3	See response above.	No change

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		<p>above, it is inconceivable that “built development likely to have adverse effects on landscape character / visual amenity - area is not recommended for consideration” can become “Residential development potentially acceptable on this Area”.</p> <p>We would suggest that the phrase “density, siting, layout and design of built form must respect and reflect the existing local settlement pattern, vernacular and sense of place.” is simply an attempt to camouflage a change of status imposed by apparent problems with sites previously recommended for development.</p>			
120		<p>The 2013 Village feedback noted that no major development should be allowed in Old Church Road, no doubt for the reasons noted above. The inclusion of area 12A also goes directly against the statement in 4.22 of the 2018 NDP, “or the capacity falls below medium as below this it is not considered appropriate for development in the Area of Outstanding Natural Beauty”, thereby showing that this site is unsuitable for inclusion.</p> <p>In the 2015 draft of the LSCA and the NDP, Grovesend Field (Area 12A in the 2018 Colwall NDP) was discounted as a site suitable for development.</p> <p>The inclusion of Grovesend Field as a site for the development of 37 houses is due to a large extent by HCC unilateral imposition of a settlement boundary on the Mill lane site in Colwall.</p>	CD3	<p>The village feedback is just that; it has not been endorsed by CPC.</p> <p>The requirement for the LSCA capacity to be higher than ‘Medium’ was part of CPC’s attempt to get dispensation on the target to account for the AONB. This was rejected and therefore this requirement has had to be removed.</p> <p>Not so, at that time it was not required as Adjacent to the village green, Adj to Primary School, Adj village hall, Pictons Gardens and Cowl Barn Lane sites were all considered deliverable.</p> <p>Not so, Area 9 (as opposed to 9A) has always had a lower LSCA rating than Grovesend. Area 9 would therefore only be developed after the Grovesend site.</p>	No change

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120		<p>1.4.3: Areas 7 &amp; 7A SW of Colwall Green.</p> <p>The LSCA makes little sense in so far as a key element of these sites is the open views. To assess Area 7A as moderate and Area 7 as high conflicts with this but the assessments allowed the inclusion in the 2015 NDP of Area 7A for 12 houses. The 2018 NDP presentation has removed these on the basis of the owner not wishing to develop. Our understanding is that the owner does not consider this to be an optimum solution for the growth in village housing but could make land available if other sites causing more damage to the village were proposed. This site should be reinstated into the NDP.</p>	CD3	<p>This site cannot be included because the owner has stated he does not wish to develop within the timescale of the Plan and therefore the possible homes cannot count towards the target.</p> <p>It is consequently irrelevant whatever capacity rating the LSCA may state.</p>	No change
120		<p>1.4.4: Area 11 opposite Brook House.</p> <p>Following on from previous points we believe the LSCA assessment to be too severe compared with other sites and can be challenged. Whilst acknowledging notice needs to be taken of the flooding potential on the lower part this was obviously overcome with all of the development that now surrounds Brook House on two sides and the inclusion of area 21A which adjoins the brook. However, from an access (direct from Walwyn Road) and location point (near school), this area would provide a site for much needed smaller affordable housing for village families, with the stream area being developed in to a public amenity area using the footpath network already in existence. The idea that this is a natural break between the North and South of the village should be challenged as the railway bridge is the obvious natural break.</p>	CD3	<p>The NNPPF requires the Plan to apply “<i>great weight</i>” to the preservation of the landscape. This is being done by using the LSCA to determine the sequence in which development areas are considered. Other areas may be preferable for many other reasons but that does not satisfy our overriding requirement to put the landscape first.</p> <p>If our Plan fails to demonstrate it has taken account of the AONB it will be rejected. The LSCA has been accepted as the industry standard for demonstrating this account of the AONB.</p>	No change

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120		<p>1.4.5: Area 21A &amp; 21B - Field by the Thai Restaurant and to the West.</p> <p>This area was part of Area 11 in the 2013 assessment and was set at the lowest level to be considered for any development. Despite having the same/similar characteristics (they have not changed) it has been removed from Area 11 and indeed 21A now has permission for housing. The inconsistency is baffling. We assert that other parts of Area 11 (and Area 9) can be reassessed. Furthermore, we contend that other small areas in the village can be reassessed and the settlement boundary stretched in small ways to allow smaller developments through the village as requested in the village responses in 2013.</p>	CD3	<p>The planning application for this development was considered by Herefordshire Council on its merits regardless of the LSCA and the draft NDP because it is yet to become a planning document.</p> <p>The planning officer gave approval. It is agreed it is inconsistent but CPC does not have development control authority.</p>	No change
120		<p>1.4.6: Area 6 – 1&amp;2 Barton Villas.</p> <p>We understand that part of this area is currently large gardens for the Villas. The owner is ready and able to develop a small site of houses for rent, a need in the village, with little impact on the surrounding areas. A part of this area is suitable for a developable site and is opposite area 5A which is currently in the medium/low to medium grading (see below). Area 21A was conveniently extracted from Area 11 in order for a housing site to be developed and we can see this as a strong precedent for Area 6.</p>	CD3	<p>The NNPPF requires the Plan to apply “<i>great weight</i>” to the preservation of the landscape. This is being done by using the LSCA to determine the sequence in which development areas are considered. Other areas may be preferable for many other reasons but that does not satisfy our overriding requirement to put the landscape first.</p>	No change
120		<p>1.4.7: Area 5A Tan House Farm</p> <p>This is directly opposite Barton Villas and is rated with a landscape capacity of medium/low to medium. This</p>	CD3		No change



Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		appears inconsistent with the rating for Barton Villas (part of Area 6). In the NDP the site has been described as not available as currently built on. Has CPC investigated the possibility of some extra housing here?		This area, and all others, are considered in the sequence of the capacity rating in the LSCA. The list is worked down until the target is satisfied.	
120		<p>1.4.8: Area 5 Behind Tan House Farm</p> <p>There is an apparent inconsistency in so far as the LSCA grading is low to medium whereas the NDP describes “part of 5” as medium/low to medium. Has sufficient research been undertaken by CPC for this as a developable site as the comments in the NDP?</p> <p>“re-site and re-build garages”</p> <p>“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”.</p> <p>These statements appear very dismissive of an area that could and should be looked at in light of the huge problem in finding suitable developable sites. Is this indicative of time pressures on the CPC to produce the NDP which have not allowed this option to be thoroughly investigated?</p>	CD3	<p>The Table 1 (draft NDP January 2018) is incorrect. Area 5 in the LSCA is actually composed of two parts one which is ‘Low to Medium’ the other (Tan House Farm) is Medium/ Low to Medium’.</p> <p>Consequently ‘Part of 5’ should be pink only and the capacity rating should be 3. Refer to the Figure 1.</p> <p>The independent examiner has to be satisfied that the sites are achievable in the Plan period. CPC’s view is this would not be seen as achievable without clear commitment from everyone involved. This has not been requested because the target is achieved prior to using sites this low in Table 1.</p>	Correct errors
120		<p>1.4.9: Area 15A in Mathon Road</p> <p>This is the only site where the author of the LSCA stated housing would be suitable but it has disappeared completely in the 2018 NDP as a developable site. This should be included even if only a small number of houses are possible.</p>	CD3	<p>The plot has not disappeared. It was originally ranked ‘Medium to High’ but this was an error because it lies inside the original settlement boundary. Consequently, it is now not shaded or ranked.</p>	No change

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
				It has arguably been available to develop for 30 years. That is has not suggests the owner does not wish to develop, hence it is not counted towards the target.	
120		<p>1.4.10: Area 19 Cowl Barn Lane</p> <p>This area was included in the 2015 NDP as a site for 15 houses on the basis of its LSCA grading but is not included in the 2018 NDP. In our view this is a prime example of the LSCA not being a reliable source for identifying sites for development as the access and other aspects were always going to preclude any building here.</p>	CD3	<p>The area has been removed from the NDP because it was not possible to demonstrate it was likely to be achieved. The need to upgrade the access to a level acceptable to the highway authority is considered too expensive for the development to be viable.</p> <p>The LSCA played no part in the decision to remove it.</p>	No change
120		<p>1.4.11: Other areas to be re-considered</p> <p>The impending changes on the brownfield site of the Old Schweppes Bottling Plant must be resolved before the NDP reaches a final version. We understand that discussions are underway between various involved parties to replace the current permissions to build a Nursing Home with permission for 37 houses thus obviating the need to develop Grovesend Field and we suggest that CPC work pro-actively with the landowners to progress this permission.</p> <p>This site is ideally suited for development in all relevant aspects, being a brownfield site, in the centre of the developed village, and with direct vehicle and pedestrian access onto the Walwyn road. To promote the development of sensitive sites where there is potential to</p>	CD3	<p>CPC has been proactive on the site to achieve the maximum development that would count towards the target. The site now has approval for 32 apartments and 5 houses all of which count towards our target. Unfortunately despite this Grovesend is required to meet the target.</p> <p>Agreed</p>	No change

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>address the housing needs using the Bottling Plant site would result in a very poor outcome for the village.</p> <p>Other large areas which could provide housing AND are higher capacity than Grovesend are part of the Downs School (area 20) and Picton Gardens (area 1A).</p> <p>The following questions arise:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Are we sure Malvern College does not want any development on any part of this area? In the recent past the school sold a playing field for the development of Covent Gardens, 20 houses.</li> <li><input type="checkbox"/> Are we sure Pictons do not want to accept inclusion as 2018 NDP says "landowner timescale for development beyond the plan date" but 2015 NDP included housing here. CPC should continue to discuss options for these two sites.</li> </ul>		<p>The LSCA capacity rating for Area 20 is a consequence of it being developed already but lying outside the original settlement boundary. As it is currently developed the existing buildings would need to be demolished to provide housing.</p> <p>This would require parts or all of the school to be demolished.</p> <p>Yes we are certain the Picton Gardens owner does not wish to develop.</p>	
120		<p>1.5 Access and servicing</p> <p>The LSCA 2018 report para 2.2.28 clearly states. "It is important to note that the LSCA only indicates the level of the capacity of an area in landscape terms to accept high quality residential development (see assumptions above). It does not consider other factors which may need to be taken into account in order to facilitate development, such as access or servicing for example, and which could give rise to adverse landscape and visual effects".</p> <p>There is no evidence in the NDP that anything beyond the LSCA has been used to inform site selection. The failure to take other relevant factors into account, including access</p>	CD3	<p>The LSCA is the starting point; each plot is considered in accordance with their rating and if other matters are acceptable, included for development until the target is achieved.</p> <p>Other areas may be preferable for other reasons but unless we demonstrate 'great weight' has been given to the landscape the Plan will be rejected. The accepted method of demonstrating this is by a LSCA</p>	No change

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		and servicing, is an omission which, again, could result in a poor outcome for the village.			
120		<p>1.6 Feed Back from Parishioners</p> <p>There is a strong case to say that the NDP has given far too much emphasis to the LSCA and ignored the wishes expressed by the Village, as summarised in the feedback documents to the 2013 presentations. In other words key aspects of the NDP process and development impact have been ignored.</p> <p>On the village NDP website are two slides summarising the views of the village (Included in the presentation on 10/10/2013). We particularly draw to your attention to:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Be ever mindful of the AONB, keep “green rural views”, protect green spaces</li> <li><input type="checkbox"/> Undesirable that the village should become fatter.</li> <li><input type="checkbox"/> Develop land in Mill Lane, develop next to the village hall.</li> <li><input type="checkbox"/> No development along Old Church Road.</li> <li><input type="checkbox"/> Take into account of the narrow and/or steep road access.</li> <li><input type="checkbox"/> Develop “hamlets” eg Cummins, Flapgate, Chance’s Pitch.</li> <li><input type="checkbox"/> Smaller developments in keeping with the village of 1, 2 and 3 bed.</li> </ul>	CD3	<p>Incorrect. All Plans in, or even nearby, an AONB must consider the landscape. The LSCA first developed by Colwall in conjunction with the Malvern Hill AONB is now the accepted method and Plans have been rejected where they have not taken this approach.</p> <p>These statements were a selection of comments made by the public they were not made by or endorsed by the Parish Council.</p>	No change



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		<input type="checkbox"/> Edge of settlement should have a lower density of housing and not housing estates.			
120		<p>Key points from the Colwall Village Design Statement 2001 (Endorsed for material consideration when dealing with planning matters, by Herefordshire County Council (HCC) on 20th April 2001) set out below closely echo the village views from the 2013 consultation.</p> <p>Para 4.1: The pattern of development in Colwall can be described as linear, with settlement sited alongside the roads and lanes. Spurs off Walwyn Road form a herringbone pattern. The roads and lanes follow the natural contours of the land and as a result many of the houses are hidden from view from the Malvern Hills.</p> <p>Para 4.2: Due to the predominately linear pattern a large proportion of dwellings back onto open countryside or public open space. This allows views out of the village to the Malvern Hills and surrounding countryside. Within the village, wide grass verges and the siting of buildings with surrounding space for vegetation gives an open green effect</p> <p>Para 4.4: Within the village there are a number of green spaces which are significant in the pattern of the developed village area. Examples of significant open spaces regarded as “green lungs” are .....and the fields between Old Church Road and The Crescent.</p>	CD3	<p>These paragraphs from the Village Design Statement are a description of the village they are not necessarily a statement of how the village should develop.</p> <p>All brownfield sites are being developed first and therefore it is inevitable open spaces will be built on. The question is which ones – this is determined with the assistance of the LSCA capacity ranking.</p> <p>The Core Strategy dated October 2015 states:  <i>“Development should be located within or adjacent to the main built up area(s) of the village...”</i></p> <p>This document takes precedence over the VDS.</p>	No change

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120		<p>Para 4.5: These spaces provide important visual gaps that break up the linear development and many residents value the views to the Malvern Hills that they give from within the village</p> <p>Para 4.7: The way that different areas of settlement blend into the landscape in an irregular and gradual fashion, with trees and open spaces providing screening and visual breaks, is of paramount importance and must be protected.</p> <p>General Guidelines on the Pattern of development state:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> allow sufficient space to be able to retain the open green effect characteristic of the village and avoid overcrowding</li> <li><input type="checkbox"/> protect distinctive views into and out of the village which are afforded by existing open spaces.</li> </ul>	CD3	These are taken into account in the LSCA	No change
120		<p>Part of the NDP brief stated that “The community, therefore, has a rare opportunity to determine where future development in the settlement should be located....”.</p> <p>This latter point is important in that it is clearly the intent that the community has the final judgement in determining where future development should be located, not the assessor.</p> <p>A primary purpose of preparing an NDP, and the reason for the legislation, is to allow the village to decide where needed development should take place. We contend that the 2018 NDP has paid insufficient regard to the results of the two major village consultations detailed above and the assessor should have given more weight to the</p>	CD3	<p>As with all matters, this ‘right’ is limited by legislation.</p> <p>The Plan must be in general conformity to the NPPF or it will be rejected. This requires ‘<i>great weight</i>’ to be given to the landscape – hence the LSCA.</p>	No change

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		community's views when it came to site selection or the grading of the acceptability of different sites.			
120		<p>1.7 Summary and Conclusions for Appendix 1</p> <p>There is ample evidence to support the view that the aims and objectives which led CPC and The Malvern Hills AONB to commission the LSCA have been compromised.</p> <p>Amendments introduced between 2013 and 2018 studies which have been carried forward into the 2018 NDP, driven by external factors which have:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> eliminated previously acceptable sites for development;</li> <li><input type="checkbox"/> made it impossible for the writers of the NDP to reflect the needs and views of the village as expressed in the 2013 consultation and the Village Design Statement 2001 (one of the main objectives of the purpose of the whole exercise);</li> <li><input type="checkbox"/> compromised the integrity of the LSCA where capacity assessments in a number of areas have changed despite no outward change in the landscape being assessed;</li> <li><input type="checkbox"/> Forced the inclusion of significant development on Grovesend Field despite much evidence that the site is unsuitable for a number of reasons listed. Consequently, we are surprised and deeply concerned that the Colwall Neighbourhood Development Plan is proceeding with a strategy which is dependent on the development of Grovesend Field while a more acceptable alternative in the</li> </ul>	CD3	<p>The LSCA has consistently followed the approved methodology. Where necessary it has been updated to reflect new development.</p> <p>The sites were eliminated for other reasons</p> <p>The needs and views of the village cannot over-ride legislation.</p> <p>The integrity of the LSCA remains.</p> <p>The LSCA has not forced the development – it has merely provided a capacity rating for the NDP to utilise in determining where development should be placed.</p> <p>The development of the Bottling Plant has not changed the necessity to develop the Grovesend site.</p>	No change

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		<p>form of The Bottling Plant may become apparent in the short- term (as the Plan runs to 2030).</p> <p>The above is a major element of our challenge of the NDP as currently written and we consider that further work, as suggested above, should be undertaken to ensure sites more suitable for the village are investigated thoroughly and re-incorporated in the NDP.</p> <p>The application of an ad hoc and arbitrary planning decision by HCCs Planning Department on Colwall's proposed Settlement Boundary is directly responsible for the exclusion of the Mill Lane site (with its capacity for 21 houses) from the NDP and the inclusion of Grovesend Field as a site for 37 houses in the 2018 draft.</p> <p>Not only is this contrary to the aims of the LSCA and the NDP, it is against HCC's own policy of not having settlement boundaries in its own Local Development Framework</p>		<p>This is not a matter CPC can change.</p>	
120		<p>APPENDIX 2: Housing Development in the AONB and Colwall Conservation Area</p> <p>Figures 3 and 4 below show the outline of the AONB and The Colwall Conservation Area.</p>	CD3		No change

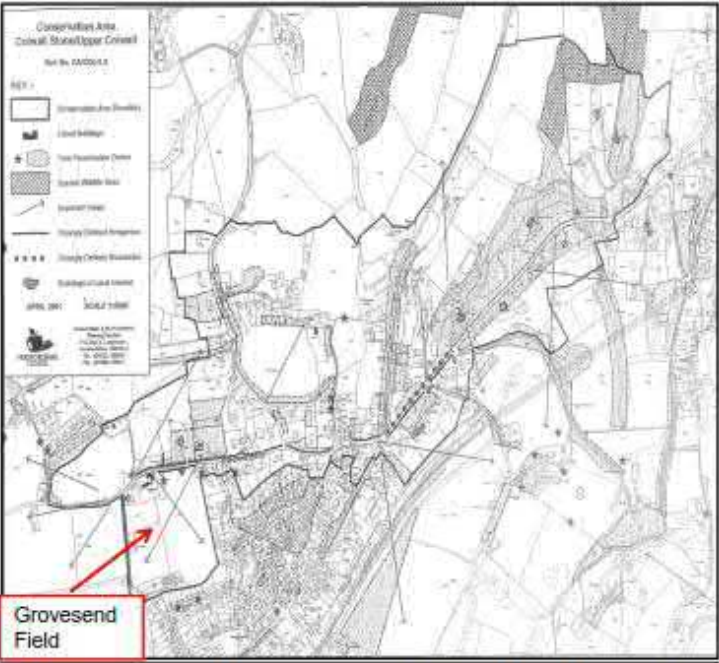


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		 <p>Fig 3: Malvern Hills AONB</p>  <p>Fig 4: The Colwall Conservation Area, showing Grovesend Field under "Colwall Stone"</p>			
120		<p>From the slides presented at the NDP meeting on the 31st January 2018, drawing from the National Planning Policy Framework (NPPF), it was stated that: Plans 'must be in general conformity' with;</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> national planning - NPPF and</li> <li><input type="checkbox"/> the Local Plan (Core Strategy) (Herefordshire's</li> </ul> <p>NPPF Paragraph 115</p> <p>"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....."</p>	CD3	<p>It must be recognised from the outset the NPPF "must be read as a whole" (para 3 of 2018 version) and requires plan-makers to ensure "that a sufficient number and range of homes can be provided to meet the needs of present and future generations" (para 8b). Therefore, everything is on the clear basis of providing the necessary development and the approved Core Strategy sets out what development is necessary (14% target).</p>	No change

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		<p>NPPF Paragraph 116”</p> <p>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.....”</p>		<p>Consequently giving “Great weight” to the landscape must be taken as in the context of achieving the necessary development.</p> <p>The decision of whether a development is ‘major’ is a matter for the ‘decision maker’, that is the planning officer. In the latest version of the NPPF the term ‘major development’ is defined as 10 or more houses however the footnote excludes the application of this when considering development in designated landscapes. Therefore, the decision remains with the planning officer.</p> <p>Herefordshire Council has been consulted on the draft NDP and has raised no concerns about the Grovesend site other than the matter of pedestrian and cyclist routes which is addressed in the Plan.</p> <p>The LSCA does take account of the conservation status - the Key Baseline Features for Area 12A are; <i>Conservation Area. Listed buildings (Grade II) in vicinity. Victorian industrial heritage buildings / features adjacent SW and S boundaries (ice works / tramway), ag. / forestry buildings &amp; coniferous plantation to SW. Strong influence of Hills to E but local setting mostly confined to boundaries. Public fp.</i></p> <p>One of the reasons that LCA is such a good method is that it encompasses all the natural, cultural and visual aspects of ‘landscape’ – refer to Natural England’s 2014 guidance <i>An Approach to Landscape Character Assessment</i>. Figure 1 - What is Landscape?</p>	

Colwall NDP Reg 14  
 Section E2 (CD3) representation R120 and response

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120		<p>A quote from the AONB section of Herefordshire.gov.uk:</p> <p>An Area of Outstanding Natural Beauty (AONB) is an area whose distinctive character and natural beauty is so outstanding that it is in the nation's interest to safeguard it. The landscapes of AONBs are equal in value to those of our National Parks and command the same levels of planning protection. Herefordshire has two designated AONBs; Malvern Hills and the Wye Valley, both of which attract large numbers of visitors to and from within the county.</p>	CD3	<p>The whole of the parish lies in the AONB. Herefordshire has set our target at 14% in the full knowledge of the AONB status and therefore the target must be met. The AONB has accepted this.</p>	No change
120		<p>Figure 5 shows Grovesend Field within the conservation area, with arrows showing the important sightlines over this area.</p>	CD3	<p>The LSCA takes in account views into and out of the site.</p>	No change

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		 <p data-bbox="443 1007 1131 1029">Figure 5 - Map taken from the 2001 Designation of Conservation Area document</p>			
120		<p data-bbox="427 1121 1140 1246">From:  <a href="https://www.herefordshire.gov.uk/info/200177/conservation/92/conservation_areas/2">https://www.herefordshire.gov.uk/info/200177/conservation/92/conservation_areas/2</a> Planning requirements in a conservation area</p> <p data-bbox="427 1275 1140 1361">“Conservation areas are designated for their special architectural or historical interest. This includes the buildings, the interaction of spaces around them and natural</p>	CD3	The LSCA takes into account the Conservation Area status.	No change

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		<p>features, such as trees and open spaces. Together these form distinctly recognisable areas of quality and interest. Once an area is designated, we are under a duty to prepare proposals to ensure the preservation and enhancement of the area.”</p> <p>It appears that HCC has not given great weight to these NPPF requirements or to information published on its website.</p>											
120		<p>2.1 Background</p> <p>Colwall Conservation Area was established and gazetted in 2001 by Hereford County Council’s Planning Services.</p> <p>Grovesend Field is the only large and open field providing important views located within the Colwall Conservation Area.</p> <p>It is adjacent to three Listed Buildings fronting Old Church Road (all designated a Heritage Asset):</p>	CD3	<p>Historic England has been consulted and responded that the LSCA and other documentation produced by the AONB “<i>provides a very thorough evidence base for the policies and proposals put forward</i>”. EH made one suggestion regarding new development taking account of known surface and sub-surface archaeology which is proposed to be added to our Plan.</p>	No change								
120		<table border="1"> <thead> <tr> <th>Name</th> <th>English Heritage List</th> </tr> </thead> <tbody> <tr> <td>The Homestead (and Attached Stable Block)</td> <td>151460</td> </tr> <tr> <td>Barn House</td> <td>151459</td> </tr> <tr> <td>Winterslow</td> <td>151463</td> </tr> </tbody> </table>	Name	English Heritage List	The Homestead (and Attached Stable Block)	151460	Barn House	151459	Winterslow	151463	CD3		No change
Name	English Heritage List												
The Homestead (and Attached Stable Block)	151460												
Barn House	151459												
Winterslow	151463												
120		<p>The Homestead and attached Stable Block (one unit) was formerly known as Grovesend Farm. All three were listed on 19 September 1984.</p> <p>Conservation Areas are defined as areas of special architectural or historic interest, covered by planning</p>	CD3	<p>The LSCA takes account of listed buildings.</p>	No change								

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		<p>legislation, to preserve or enhance their character or appearance.</p> <p>The proposed allocation of Grovesend Field for the development of what amounts to a modern housing estate conflicts with the primary purposes of both the AONB designation and its specific designation of the Colwall Conservation Area which is to conserve and enhance natural beauty.</p>			
120		<p>2.2 Appropriate Legislation</p> <p>Development in and around Listed Buildings and in Conservation Areas comes under the Town and Country Planning (Listed Building and Conservation Areas) Act 1990, especially Sections 66 and 72. The National Planning Policy, contained in the NPPF requires that Local Planning Authorities (LPA's) should take account of:</p> <p><input type="checkbox"/> S:72(1) requires special attention is paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area</p> <p>Irrespective of any controls the planning authorities were to impose on construction in Grovesend Field the very fact that the land might be assigned for housing development is a contravention of Grovesend Field's protected status.</p>	CD3	<p>The LSCA takes account of the Conservation Area and Listed Buildings.</p> <p>This can only be considered in the context of providing the necessary development.</p>	No change
120		<p>In confirmation of the above, the text of Section 66 (paras 1 &amp; 2) – General Duty as respects listed buildings in exercise of planning functions reads:</p> <p>(1) In considering whether to grant planning permission or permission in principle for</p>	CD3	<p>The LSCA takes account of the Conservation Area and Listed Buildings.</p>	No change

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		<p>development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.</p> <p>(2) Without prejudice to section 72, in the exercise of the powers of appropriation, disposal and development (including redevelopment) conferred by the provisions of sections 232, 233 and 235(1) of the principal Act, a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings.</p>		This can only be considered in the context of providing the necessary development.	
120		<p>The text of Section 72 – (para 1) General duty as respects conservation areas in exercise of planning functions is as follows:</p> <p>(2) In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.</p>	CD3	The LSCA takes account of the Conservation Area and Listed Buildings.	No change
120		<p>When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset (e.g. a listed building) the greater the weight should be.</p> <p>Significance can be harmed or lost through alteration or destruction of the heritage asset or by development within</p>	CD3	The LSCA takes account of the Conservation Area and Listed Buildings.	No change

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		<p>its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.</p> <p>Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimal viable use.</p> <p>Local planning Authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance and better reveal their significance. Proposals that make a positive contribution to or better reveal the significance of the asset should be treated favourably.</p>			
120		<p>2.3 Conservation Area Application 2001 and inconsistency with LSCA assessment</p> <p>To quote from the 2001 Conservation Area application by the Conservation Officer for Herefordshire Planning Services:</p> <p>“The rural character is further enhanced travelling westwards along Old Church Road with buildings becoming more sporadic and an increase in open spaces and fields towards the edge of the settlement. A number lead north from the main road channeling views which terminate in woodland, reinforcing the sense of intimacy.</p> <p>There are a number of open spaces, the majority of which are located around Old Church Road that make a significant contribution to its rural character and form a backdrop to Walwyn Road. These open spaces are an</p>	CD3	<p>Given the necessity to provide development and the fact all brownfield sites are developed first it is only a matter of choosing which site(s) should be developed.</p> <p>The LSCA provides the comparison of these matters across all the areas surrounding the main village and ranks them in accordance with the degree of damage. It is on this basis that the Grovesend site has been included for development.</p>	No change



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		<p>intrinsic element of this part of the village and they make a significant contribution to the character and appearance of the area. Their full importance can best be appreciated when viewed from Jubilee Drive on the Malvern's, from where they can clearly be seen to be an integral part of the nuclei of the proposed Conservation Area. They form a setting which reinforces and enhances the characteristics of the built environment and its immediate surroundings, as well as being a feature of high visual and physical quality in their own right."</p>			
120		<p>This highlights the subjective aspects of the LSCA where two different people have reached very different conclusions on the importance of Grovesend Field and its suitability for development.</p>	CD3	<p>The LSCA is not just the opinion of the author because other landscape professionals assisted during the studies, the findings were peer-reviewed and those consulted on the various iterations of the LSCA included Chartered Landscape Architects, town planners and architects. A Herefordshire planning officer also assisted.</p> <p>The matter of subjectivity is dealt with in guidance and techniques published for landscape and visual assessments, and it is good practice to state where there is the potential for opinions to differ enough to give rise to results at both ends of the spectrum. A good example of this is wind turbines - some people hate them, other love them. In that case, the assessor must point this out, but should normally assess visual effects based on the 'worst-case scenario', i.e. how they would affect those who like them least. Also, the degree of visibility of the structure can be measured and quantified objectively.</p>	No change

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				<p>However, there is no subjectivity involved in the conclusion that inserting a wind turbine into a highly valued landscape where none existed before would be highly damaging to landscape character. That is because landscape and visual assessment establishes technical criteria for levels of quality, value, susceptibility to change, sensitivity, and magnitudes / levels of effects which, combined with professional judgement, inform the conclusions. Of these aspects of the study, only 'quality' is somewhat subjective: that is because some people consider a 'high quality' landscape to consist of clipped lawns and box hedges, whereas for others, a 'high quality' landscape is wild and unmanaged. However, both 'health' and 'condition' contribute towards a landscape's quality, and both can be measured. Objective criteria are always employed as far as possible. It must also be borne in mind that 'landscape quality' is not the same thing as a landscape's 'qualities' - the two are often confused.</p> <p>Levels of 'landscape (and visual) value' are also determined objectively (advice on the process is provided in published guidance). In summary, the level of a landscape's (or view's) value is established through <i>common consensus</i>, based on quantifiable factors - the more people who value it, the higher its 'status'. The assessments usually express this on a scale ranging from international value (e.g. World Heritage sites), national (e.g. AONBs), regional / countywide (e.g. Conservation</p>	

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		<p>We have been informed that a Conservation Area has no significance in the development of an NDP. Can it be clarified that this is the case and the rationale for that approach? Particularly when noting a recent statement from the Government:</p> <p>Theresa May and Sajid Javid in Housing Development statements recently (February and March 18) requoted the Government and the current Conservative Manifesto stating they would be “maintaining the existing strong protections on designated land like the Green Belt, National Parks and Areas of Outstanding Natural Beauty....”</p> <p>Other government statements – “National Parks and Areas of Outstanding Natural Beauty (AONBs) would be safeguarded under their reforms”</p>		<p>Areas) to local / site level (e.g. important local historic associations).</p> <p>A conservation Area does have significance and the LSCA takes it into account in the LSCA ranking.</p> <p>But it must be considered in the context of providing the necessary development which is to work down the list until the target is reached. Therefore, if it is the ‘next plot’ in LSCA ranking terms and it is needed to satisfy the target then it is included for development.</p> <p>These statements are given in the context of providing the necessary development as set out in the NPPF.</p>	
120		<p>2.4 Summary and Conclusions for Appendix 2</p> <p>Grovesend Field and its surrounding area lies within the area of the Malvern Hills AONB, has specific and significant mention in the Colwall Conservation Area and is adjacent to three listed buildings on Old Church Road, which forms the northern boundary of the field. Area 12 has been described as a “Green Lung” for the village and is clearly visible from the ridge of The Malvern Hills and any development would severely diminish the striking views from the Wyche Cutting to Black Hill.</p> <p>The AONB, the CCA and the three listed buildings are the result of three separate and independent assessments the</p>	CD3	<p>In summary;</p> <p>To be in conformity with the NPPF, the necessary development must be provided.</p> <p>This is set in the Core Strategy at 14% and is to be within or adjacent to the main built up area(s) of the village.</p> <p>The NPPF requires ‘great weight’ to be given to the landscape; this is achieved by the use of the LSCA which considers a wide range of attributes (views, conservation areas, listed buildings, footpaths etc</p>	No change

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>conclusion of which has been that there are areas and structures in and around Colwall that are sufficiently valuable to the community (both local and at large) that they should be afforded protection and conserved for future generations.</p> <p>The Ministry of Housing, Communities and Local Government (6/3/2014) under the section, Viability – a general overview, states:</p> <p>“.....identified plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened.”</p> <p>The construction of an estate of 37 modern houses in, on, and adjacent to these assets is a direct contravention of the ethos of these conservation and protection orders.</p>		<p>etc) and makes a reasoned comparison of the damage development would cause to areas.</p> <p>This then used to inform the choice of sites for inclusion in the NDP.</p> <p>It is in this context the proposed development of 37 homes on the Grovesend site is made. It is on the basis that development elsewhere would be more damaging.</p>	
		<p><b>APPENDIX 3: ROAD AND INFRASTRUCTURE ISSUES</b></p> <p><b>3.1 Background</b></p> <p>As noted in Appendix 1.5, the LSCA says that there are other factors that could influence the selection of a site. One of these very pertinent to small rural roads is access.</p> <p>□ In the minutes of Colwall Parish Council for the 26th of April 2017 it was stated that HCC Highway’s advice was for a maximum of 21 dwellings on Grovesend Field. On 26th July 2017, following further discussions with HCC and subject to the inclusion of a clause</p>			No change

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>requiring suitable pedestrian access, HCC Highways would support the development of 37 homes;</p> <p><input type="checkbox"/> This assertion is contested. If the original viable estimate is for 21 houses it is difficult to understand how the provision of a footpath is justification for increasing the housing capacity to 37, particularly given the access constraints detailed below.</p> <p>While there may be a view from Highways that a certain increase in vehicle traffic is acceptable, that does not change the fact that these are narrow and congested roads and that other sites have far better access and would reduce the risk of harm to pedestrians and to other motorists, and disruption to other residents.</p> <p>Figure 1, at the start of the Appendices, highlights the access roads to the potential large development sites, and the main road through the village.</p>		<p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37 homes to go ahead “...<i>subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village.</i>”</p> <p>The majority of the roads in the parish are narrow and generally provide a poor level of service, but none are congested. Some other sites are better served by roads but are not the most appropriate when the impact on the landscape is taken into account, as it must.</p> <p>A study carried out in 2016 based on the 33 injury accidents that occurred in the parish between 2005 and 2014 indicated almost all accidents occur on the A449 (39%, despite its short length), Jubilee Drive or Walwyn Road. On the evidence available the narrow lanes and poor junctions are not a safety risk.</p>	
		<p>3.2 Access to Grovesend Field</p> <p>The planned access to Grovesend Field is from Old Church Rd. This is the northern border with Stone Drive to the East and The Crescent to the South. The minimum width for two-lane rural roads (i.e. for two cars to pass each other safely) is 5.5m. Where there is occasional bus or heavy goods vehicle use the minimum is 6m. More regular bus/heavy goods vehicles require 6.8m. The</p>		<p>The Highway Authority has confirmed (June 2017) it is content for the Grovesend development of 37</p>	<p>No change</p>

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>minimum width of single-track roads is 3.5 m for safety reasons. (Highway England/Government figures).</p> <p>Vehicles will have three choices on how to reach the access point for the Grovesend site and all three choices are on very unsuitable, minor roads:</p> <ul style="list-style-type: none"> <li>□ Approaching from the north along Old Church Rd (a distance of some 600 metres) there is a very blind poor junction with Mathon Rd. which will become more dangerous with the increase in traffic. Below this junction the road narrows to 4m and the only way for vehicles to pass each other is to use entrances to private drives.</li> <li>□ Approaching from Old Church Rd from Mill Lane (a distance of 1100 metres) delivery vehicles using satnav and drivers who do not know the roads frequently access Old Church Rd from Mill lane. Most of this road from Old Orchard Lane junction to Mill Lane is Single track and often only 3m to 3.4 m in width. Even above the Old Orchard Lane junction there are very narrow parts of just 4.3m. The residents of this part of Old Church Rd will have many problems in the future and not just during the construction phase.</li> <li>□ Approaching from Stone Drive (a distance of some 500m), the area between Colwall Stone and the junction with Oak Drive is already very congested. The Colwall Pharmacy, Post Office and Surgery are in this area and the road is usually reduced to one lane for almost 100 m by cars parked on the western side. The rest of Stone Drive is narrow and winding with a completely blind junction onto Old Church Rd. This is already a very difficult junction that</li> </ul>		<p>homes to go ahead "...subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village."</p>	

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>will inevitably become more dangerous with the increase in traffic. Additionally, traffic in Oak Drive is likely to increase as more vehicles will use it in order to avoid the congestion at the village end of Stone Drive.</p> <p>No pavements exist in Old Church Road from the planned site entrance on Old Church Road to either the Mathon Road junction or the Stone Drive junction. Design guidelines for pavements are for 2-metre footways but there is no land for this as the road is already below current minimum design standards – only around 4 to 4.3 metres wide.</p>		<p>The issue of facilities for pedestrians and cyclists is addressed in the NDP requirement for development of being “...<i>subject to the provision of a safe and suitably surfaced (suitable for all seasons of the year) pedestrian link or links to the amenities and facilities of Colwall Village.</i>”</p>	
		<p>3.3 Access to other proposed sites</p> <p>The Bottling Plant, Area 6 (Barton Villas and Gardens), Area 7A (West side of Colwall Green), Area 11 (opposite Brook House) and part of Area 5 all have direct access from the Walwyn Road and also have far fewer adjoining properties. Similarly Area 9 (by new school) has improved direct access towards Walwyn Road with new pavements and is supported by new footpath access alongside the Thai restaurant and a new pedestrian crossing.</p> <p>All of these sites would be far easier to develop and would create less short and long term nuisance and danger to the village residents.</p>		<p>Grovesend is required despite the proposed development of the bottling plant.</p> <p>The LSCA capacity of Area 6 has always been ‘Low’ and therefore other areas with greater capacity must be developed first.</p> <p>Area 7A is not available, Area 11 is now partly developed and the remaining area has an LSCA capacity rating lower than the Grovesend site.</p> <p>Area 5 has a lower LSCA capacity than Grovesend.</p> <p>Area 9 has a far lower LSCA capacity than Grovesend.</p>	No change
		<p>3.4 Summary and Conclusions for Appendix 3</p> <p>Colwall Stone area is the most densely populated area and traffic congestion in the village is a problem. The 2013 village responses were clearly against the current</p>			No change

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>proposals. An additional large development of 37 houses on Grovesend Field will simply exacerbate an already difficult situation as it would create substantial extra vehicular and pedestrian traffic on narrow roads and pose real dangers to both.</p> <p>We consider that other sites are available which provide far easier access and far less disruption and danger to the residents, and these should be reinstated in the 2018 NDP.</p>			
		<p><b>APPENDIX 4: OTHER ENVIRONMENTAL AND HISTORICAL CONCERNS</b></p> <p>Having pointed out in previous sections the significant discrepancies in the 2013 and 2018 LSCA, and the neglect of Government Planning Policy, the following should be taken into account in reviewing the inclusion of area 12A (Grovesend field).</p> <p><b>4.1 Archaeology</b></p> <p>Remains of a possible Roman settlement were identified when a report was compiled in February 2003 by a professional archaeologist Peter Ewence. The extent of the remains is mapped out and the report is held in the Herefordshire Council offices. The settlement is located under the grounds of Daylesford and Sherwood House (now Woodlea House) and extends directly westwards under Grovesend Field for some 400 feet or more. It may extend further across the rest of the field but we do not have access to this part of the report. Julian</p>			No change



Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		Cotton of the Herefordshire Council Archaeological Department is the contact.			
		<p>Other Advisors</p> <p>Historic England have advised us that they are one of the statutory consultees to report back to the Local Authority in this consultation period. They will assess all information of this nature. Other consultees are Natural England and the Environment Agency.</p>		<p>Historic England has responded to the consultation on the draft NDP which included the Grovesend site. HE recommended an amendment to the NDP which is proposed to be included.</p> <p>Natural England has responded and supports the LSCA approach to the allocation of development sites.</p> <p>The Environment Agency has response raises no concerns.</p>	No change
		<p>Other Environmental Aspects</p> <p>Other research has highlighted that the whole of the field area is crossed with a pattern of field drains. There are indications that before the railway was built, there was a stream flowing down roughly along Old Church Road and through the dip at the side of Sherwood (Woodlea) House and into the field along the line of the old-field boundary.</p>		Field drains and sewers are routinely dealt with on development sites.	No change
		<p>Summary and Conclusions for Appendix 4</p> <p>The LSCA has not taken due note of the archaeological and historic remains (it acknowledges there are many factors it does not take into consideration). As a result using the LSCA as the major influence on selection of deliverable sites without full reference to</p>		<p>The LSCA does take account of the archaeology - the Key Baseline Features for Area 12A are; <i>Conservation Area. Listed buildings (Grade II) in vicinity. Victorian industrial heritage buildings / features adjacent SW and S boundaries (ice works / tramway), ag. / forestry buildings &amp; coniferous plantation to SW. Strong influence of Hills to E but</i></p>	Include additional clause (as noted elsewhere)

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		<p>other factors has led to unsuitable sites being included and less sensitive sites being ignored.</p>		<p><i>local setting mostly confined to boundaries. Public fp.</i></p> <p>On the advice of Historic England it is proposed to include the following clause in the NDP;</p> <p>“New development must take full account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development after consultation with the Herefordshire Historic Environment Record (HER). Lack of current evidence of sub-surface archaeology must not be taken as proof of absence”.</p>	
		<p>APPENDIX 5: THE WAY FORWARD</p> <p>It would be wrong to think that this document is critical of future housing development in Colwall. Nothing could be further from the truth. Additional housing, especially affordable housing, is essential for the village to develop. We have no survey to hand to prove this point but we would be very surprised to find that this view was not supported by the majority of the Parishioners.</p> <p>We make the following points in a constructive manner:</p>		<p>Noted</p>	<p>No change</p>

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>A. In General Terms</p> <p>1. Colwall has been allocated a target for housing development using a County-wide simplistic, pro-rata yardstick which makes no allowance for the more stringent planning criteria contingent on its location within the Malvern Hills AONB (See Section 2 for NPPF requirements). This is making the generation of an NDP acceptable to the village a more onerous task than it needs to be.</p> <p>2. Located in an AONB, selection criteria for Colwall (and other communities in a similar situation) are more stringent therefore the Parish will find it more difficult to make it over the bar than non-AONB communities.</p> <p>3. Proof of this is the fact that CPC is being forced in the current NDP to include land which several previous studies and surveys of Parishioners have classified as unacceptable for housing development (specifically Grovesend Field).</p> <p>4. Ledbury Town Council, located outside the AONB, has already exceeded its housing requirement by over 146 houses and given that HCC core strategy runs to 2031 this may be exceeded further. Noting the different planning constraints implicit in their locations, Colwall should be able to use some of Ledbury's (non-AONB) excess and we support the CPC in their continuing to negotiate this point.</p> <p>5. Any reduction in Colwall's housing development allocation removes the apparent (although disputed) need to develop Grovesend Field.</p>		<p>Noted</p> <p>Agreed</p> <p>Noted</p> <p>This has been refused.</p> <p>Agreed</p>	<p>No change</p>

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>B. Specifically</p> <p>1. We believe there are areas in Colwall which are amenable to housing development. However, more time is needed to fully evaluate and explore possible sites – see Table 2 below.</p> <p>2. Table 2 shows a site comparison against some of the key criteria that should be used in promoting land in Colwall for development, and which are the focus of these appendices. Currently the NDP uses the LSCA as its sole tool in decision making. Table 2 brings in other aspects that are relevant to the village and should be used as part of the decision-making process. While there is a subjective element and different aspects could be argued, it is our assertion that all of the relevant criteria show that Grovesend Field is the least suitable of the large sites for development. If the NDP does not include a thorough range of factors relevant to the village to support its decisions, then it is fundamentally flawed.</p> <p>3. The Colwall NDP has taken five years to get to its current stage; a few more months should make little difference and will allow more time for re-evaluating the possibility of using a range of more suitable sites, including the brownfield site on the Old Bottling Plant broadly seen as the best option for the balanced development of Colwall in the future.</p>		<p>The proposed assessment does not satisfy the importance that is required to be given to the AONB.</p> <p>The NDP does not use the LSCA as the sole tool in decision making as is evidenced by the rejection of other sites with a higher LSCA capacity than the Grovesend site.</p> <p>Herefordshire Council and Natural England have endorsed the use of the LSCA and, based on the experience of Ledbury Town Council (which lies outside the AONB), failure to use an LSCA will result in the rejection of the NDP.</p> <p>Even with the bottling plant development of 31 qualifying homes the Grovesend site is still required.</p>	<p>No change</p>

Ref No.	Vote	Draft Policy CD3 Site 2 Grovesend Farm	Subject	Parish Council Consideration	Amendments to NDP to be considered																												
		<p>4. To proceed with an NDP which includes Grovesend Field as a possible site for housing development risks its inclusion in the similar studies in the future.</p> <p>5. It is our opinion (as Parishioners committed to Colwall) that every effort should be taken now to avoid the loss of an irreplaceable conservation area open space vital to the village.</p>		Noted																													
		<table border="1"> <thead> <tr> <th data-bbox="425 609 712 638">Planning Guideline</th> <th data-bbox="712 609 927 638">Bottling Plant – No Area</th> <th data-bbox="927 609 1128 638">Mill Lane – Area 9 &amp; 9B(1)</th> <th data-bbox="1128 609 1137 638">Grovesend Field –Area 12A (12)</th> </tr> </thead> <tbody> <tr> <td data-bbox="425 638 712 692">Landscape Capacity<sup>2</sup></td> <td data-bbox="712 638 927 692">Brownfield (See Section 1.4.11)</td> <td data-bbox="927 638 1128 692">For consistency, a more detailed capacity assessment with landscaping plans should be performed for the East part of the field. (See Section 1.4.1)</td> <td data-bbox="1128 638 1137 692">Below Medium (See Section 1.4.2)</td> </tr> <tr> <td data-bbox="425 692 712 721">Vehicle Access</td> <td data-bbox="712 692 927 721">Direct vehicle access onto main road through village. (See Section 3.3)</td> <td data-bbox="927 692 1128 721">Good access via Mill Lane to main road (wide, pavement). (See Section 3.3)</td> <td data-bbox="1128 692 1137 721">Poor access. Old Church road and Stone Drive narrow. (See Section 3.3)</td> </tr> <tr> <td data-bbox="425 721 712 775">Pedestrian Access</td> <td data-bbox="712 721 927 775">Good pedestrian access to village centre, close to all amenities.</td> <td data-bbox="927 721 1128 775">New footpaths down Mill Lane could be extended by school. New access in North corner by Thel to new pedestrian crossing. (See Section 3.3)</td> <td data-bbox="1128 721 1137 775">No pedestrian access. Old Church Road too narrow for new footpaths. (See Section 3.3)</td> </tr> <tr> <td data-bbox="425 775 712 829">Conservation Area</td> <td data-bbox="712 775 927 829">No, and is a brownfield site.</td> <td data-bbox="927 775 1128 829">Field has no particular features. Areas of woodland to the West can be retained and a new hedgerow acts as a natural barrier.</td> <td data-bbox="1128 775 1137 829">Yes, for reasons detailed clearly in the 2001 Conservation Application by interested Council. (See Section 3.1)</td> </tr> <tr> <td data-bbox="425 829 712 896">Character of village</td> <td data-bbox="712 829 927 896">Fits character of development off the main road.</td> <td data-bbox="927 829 1128 896">Involves expansion into green fields, but better fits development of linear nature of village.</td> <td data-bbox="1128 829 1137 896">Considered 'Green Lung' for North of main village in multiple documents. Would cause significant 'swelling' of the village at its widest part, against the linear nature.</td> </tr> <tr> <td data-bbox="425 896 712 925">Village consultation</td> <td data-bbox="712 896 927 925">Developments in Walwyn Road preferred</td> <td data-bbox="927 896 1128 925">Development supported in 2013 and 2015 responses</td> <td data-bbox="1128 896 1137 925">No development in this area</td> </tr> </tbody> </table> <p data-bbox="425 925 873 941">Table 2: Site Comparison: Red = Poorly suited, Amber = Some suitability, Green = Well suited</p>	Planning Guideline	Bottling Plant – No Area	Mill Lane – Area 9 & 9B(1)	Grovesend Field –Area 12A (12)	Landscape Capacity <sup>2</sup>	Brownfield (See Section 1.4.11)	For consistency, a more detailed capacity assessment with landscaping plans should be performed for the East part of the field. (See Section 1.4.1)	Below Medium (See Section 1.4.2)	Vehicle Access	Direct vehicle access onto main road through village. (See Section 3.3)	Good access via Mill Lane to main road (wide, pavement). (See Section 3.3)	Poor access. Old Church road and Stone Drive narrow. (See Section 3.3)	Pedestrian Access	Good pedestrian access to village centre, close to all amenities.	New footpaths down Mill Lane could be extended by school. New access in North corner by Thel to new pedestrian crossing. (See Section 3.3)	No pedestrian access. Old Church Road too narrow for new footpaths. (See Section 3.3)	Conservation Area	No, and is a brownfield site.	Field has no particular features. Areas of woodland to the West can be retained and a new hedgerow acts as a natural barrier.	Yes, for reasons detailed clearly in the 2001 Conservation Application by interested Council. (See Section 3.1)	Character of village	Fits character of development off the main road.	Involves expansion into green fields, but better fits development of linear nature of village.	Considered 'Green Lung' for North of main village in multiple documents. Would cause significant 'swelling' of the village at its widest part, against the linear nature.	Village consultation	Developments in Walwyn Road preferred	Development supported in 2013 and 2015 responses	No development in this area		Noted	No change
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Colwall NDP Reg 14 Consultation  
Section F (CD4-7, CF1-3, CH1, CRE1) representations and responses

Ref No.	Vote	Draft Policy CD4 General Design Principles for Development in the Wider Countryside	Subject	Parish Council Consideration	Amendments to the NDP to be considered
001	Support		CD4	Noted.	No change.
002	Support		CD4	Noted.	No change.
004	Support		CD4	Noted.	No change.
005	Support		CD4	Noted.	No change.
006	Support		CD4	Noted.	No change.
007	Support	Colwall must grow sympathetically preserving views and green areas with a mix of affordable well built properties.	CD4	Noted.	No change.
008	Object		CD4	Not accepted.	No change.
009	Object		CD4	Not accepted.	No change.
010	Support		CD4	Noted.	No change.
011	Don't know		CD4	Noted.	No change.
012	Don't know		CD4	Noted.	No change.
013	Support		CD4	Noted.	No change.
014	Object	Colwall has a very large planning area and I believe that select sites for housing could be made available elsewhere, for example alongside Colwall Church. This is historically the centre of the Village marked on the map as Colwall, as opposed to Colwall Stone, where the village moved to with the coming of the railway. This would have very little visual impact in the area. The same applies to Old Colwall. Both sites have good road links and are historical centres of population.	CD4	Not accepted. The Plan must be in accordance with the Core Strategy which states in Policy RA2 "Development should be 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);"	No change.

Colwall NDP Reg 14 Consultation  
 Section F (CD4-7, CF1-3, CH1, CRE1) representations and responses

Ref No.	Vote	Draft Policy CD4 General Design Principles for Development in the Wider Countryside	Subject	Parish Council Consideration	Amendments to the NDP to be considered
				The historic area around the church is located away from the main built up area of the settlement and would be considered to be open countryside in planning terms. The LCSA considered parcels of land around the former settlement boundary of the main village and provided valuable information in terms of the suitability of different areas in terms of landscape and visual impact. This information has informed the proposed areas where the settlement boundary could be changed to accommodate new development.	
016	Support		CD4	Noted.	No change.
017	Support		CD4	Noted.	No change.
018	Don't know		CD4	Noted.	No change.
019	Support	No comment	CD4	Noted.	No change.
020	Support		CD4	Noted.	No change.
021	Support		CD4	Noted.	No change.
022	Support		CD4	Noted.	No change.
023	Don't know		CD4	Noted.	No change.

Colwall NDP Reg 14 Consultation  
 Section F (CD4-7, CF1-3, CH1, CRE1) representations and responses

Ref No.	Vote	Draft Policy CD4 General Design Principles for Development in the Wider Countryside	Subject	Parish Council Consideration	Amendments to the NDP to be considered
024	Don't know		CD4	Noted.	No change.
025	Object	Given the pressure on the village to provide more houses surely there could be an argument for opening up some other areas which historically housed communities. Both Colwall Church and Old Colwall have road links to the village and have potential for limited building.	CD4	<p>Not accepted.</p> <p>The Plan must be in accordance with the Core Strategy which states in Policy RA2          "Development should be 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);"</p> <p>The historic area around the church and Old Colwall are located away from the main built up area of the settlement and would be considered to be open countryside in planning terms. The LCSA considered parcels of land around the former settlement boundary of the main village and provided valuable information in terms of the</p>	No change.



Colwall NDP Reg 14 Consultation  
Section F (CD4-7, CF1-3, CH1, CRE1) representations and responses

Ref No.	Vote	Draft Policy CD4 General Design Principles for Development in the Wider Countryside	Subject	Parish Council Consideration	Amendments to the NDP to be considered
				suitability of different areas in terms of landscape and visual impact. This information has informed the proposed areas where the settlement boundary could be changed to accommodate new development.	
027	Support		CD4	Noted.	No change.
028	Don't know		CD4	Noted.	No change.
030	Support		CD4	Noted.	No change.
031	Don't know		CD4	Noted.	No change.
032	Support	Seem reasonable and well thought through	CD4	Noted.	No change.
033	Support	No comment	CD4	Noted.	No change.
034	Don't know		CD4	Noted.	No change.
036	Object		CD4	Not accepted.	No change.
037	Support		CD4	Noted.	No change.
038	Support		CD4	Noted.	No change.
040	Support		CD4	Noted.	No change.
041	Object	Areas in Upper Colwall are hardly "wider countryside" especially areas around Fossil Bank, Jubilee Drive and Chase road, and the end of W Malvern Rd. Some development would be less visible than in the village centre as there is so much tree cover.	CD4	Not accepted.  The Plan must be in accordance with the Core Strategy which states in Policy RA2 "Development should be located within or adjacent to the main built up area(s) of	

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Ref No.	Vote	Draft Policy CD4 General Design Principles for Development in the Wider Countryside	Subject	Parish Council Consideration	Amendments to the NDP to be considered
				<p>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);"</p> <p>The LCSA considered parcels of land around the former settlement boundary of the main village and provided valuable information in terms of the suitability of different areas in terms of landscape and visual impact. This information has informed the proposed areas where the settlement boundary could be changed to accommodate new development.</p>	
042	Don't know		CD4	Noted.	No change.
043	Object		CD4	Not accepted.	No change.
044	Don't know		CD4	Noted.	No change.
045	Support		CD4	Noted.	No change.
046	Don't know	Sprawling away from the main village and developing in the wider countryside is highly undesirable from an ecological point of view. It just should not happen.	CD4	Noted. Policy CD4 does not promote development which sprawls away from the main village. It provides a positive and	No change.

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Ref No.	Vote	Draft Policy CD4 General Design Principles for Development in the Wider Countryside	Subject	Parish Council Consideration	Amendments to the NDP to be considered
				detailed planning framework to guide small incremental changes resulting from the very limited development which may be acceptable in the rural area in line with Herefordshire Council's Core Strategy Rural Area Policies.	
047	Object		CD4	Not accepted.	No change.
048	Support		CD4	Noted.	No change.
049	Don't know		CD4	Noted.	No change.
050	Support	ONLY in line with 20013 Settlement and villagers wishes.	CD4	Noted. The NDP has been prepared through a detailed and thorough community engagement and consultation process and all representations at both informal and formal consultation stages have been given careful consideration.	No change.
054	Support		CD4	Noted.	No change.
057	Support		CD4	Noted.	No change.
058	Support		CD4	Noted.	No change.
059	Support		CD4	Noted.	No change.
060	Support		CD4	Noted.	No change.
061	Support		CD4	Noted.	No change.
062	Support		CD4	Noted.	No change.
063	Support		CD4	Noted.	No change.

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Ref No.	Vote	Draft Policy CD4 General Design Principles for Development in the Wider Countryside	Subject	Parish Council Consideration	Amendments to the NDP to be considered
064	Support		CD4	Noted.	No change.
065	Support		CD4	Noted.	No change.
066	Don't know		CD4	Not accepted.	No change.
067	Don't know	It would depend where the development was.	CD4	Noted.	No change.
069	Object		CD4	Not accepted.	No change.
070	Support		CD4	Noted.	No change.
071	Support		CD4	Noted.	No change.
072	Support		CD4	Noted.	No change.
073	Support		CD4	Noted.	No change.
074	Support		CD4	Noted.	No change.
075	Support		CD4	Noted.	No change.
077	Support		CD4	Noted.	No change.
078	Support	Only Brownfield sites to be used	CD4	Not accepted. Some development such as new agricultural buildings may be acceptable on greenfield sites.	No change.
079	Don't know		CD4	Noted.	No change.
080	Support	See Ref 108	CD4	Noted.	No change.
081	Support	See Ref 108	CD4	Noted.	No change.
082	Support	See Ref 108	CD4	Noted.	No change.
083	Support	See Ref 108	CD4	Noted.	No change.
084	Support	See Ref 108	CD4	Noted.	No change.
085	Support	See Ref 108	CD4	Noted.	No change.

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Section F (CD4-7, CF1-3, CH1, CRE1) representations and responses

Ref No.	Vote	Draft Policy CD4 General Design Principles for Development in the Wider Countryside	Subject	Parish Council Consideration	Amendments to the NDP to be considered
086	Support	<p>As above, I support these in principle, but have concerns about the ability of CPC and HC to ensure that these points are adhered to.</p> <p>Recommendations: Point 10 in the High Hills and Slopes should include extensions and alterations, as well as new buildings (as is the case in the other 2 landscape types).</p> <p>Point 11 - the phrase 'sensitive replacement of a building that has become neglected and disused' should be removed, as demolition and replacement of such buildings would inevitably have a landscape impact.</p>	CD4	<p>Partially accepted.</p> <p>Amend High Hills and Slopes Criterion 10 as suggested.</p> <p>Not accepted.</p> <p>Any replacement building would be considered against the detailed design policies in the NDP which aim to minimise adverse impacts on the sensitive landscape.</p>	<p>Amend NDP.</p> <p>Amend Policy CD4 High Hills and Slopes, change criterion 10 to: " 10. New buildings, alterations and conversions 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.</p> <p>No change.</p>
087	Support		CD4	Noted.	No change.
088	Support	Generally in favour	CD4	Noted.	No change.
089	Support		CD4	Noted.	No change.
095	Support		CD4	Noted.	No change.
096	Don't know		CD4	Noted.	No change.
097	Don't know		CD4	Noted.	No change.
108	n/a	Draft Policy CD4 General Design Principles for Development	CD4	Noted.	No change.

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 Section F (CD4-7, CF1-3, CH1, CRE1) representations and responses

Ref No.	Vote	Draft Policy CD4 General Design Principles for Development in the Wider Countryside	Subject	Parish Council Consideration	Amendments to the NDP to be considered
		<p>in the Wider Countryside Support but recognising we would prioritise AONB/Conservation goals as primary aims and the need to conserve the heritage natural and built landscape, settlement pattern etc).</p> <p>Essential to ensure any change/developments are assessed against the best in the village in terms of AONB heritage characteristics rather than just average including business and farming situations. To include protecting AONB/Conservation Area infrastructures incl green spaces and current/promoting more future GI Should we have more in terms of explicitly limiting any events, festivals, unauthorised traveller concerns etc. Accept that current private land and property owners acknowledge and work to these protected development regulations</p>		<p>The NDP provides a planning policy framework and matters such as limiting events and festivals would be a matter for licensing etc at Herefordshire Council. Unauthorised development including traveller sites would also be addressed by the local authority.</p>	

Ref No.	Vote	Draft Policy CD5 Farmsteads	Subject	Parish Council Consideration	Amendments to the NDP to be considered
001	Support		CD5	Noted.	No change.
004	Support		CD5	Noted.	No change.
005	Support		CD5	Noted.	No change.
006	Support		CD5	Noted.	No change.
007	Don't know		CD5	Noted.	No change.
008	Don't know		CD5	Noted.	No change.
009	Object		CD5	Not accepted.	No change.
010	Support		CD5	Noted.	No change.

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Section F (CD4-7, CF1-3, CH1, CRE1) representations and responses

Ref No.	Vote	Draft Policy CD5 Farmsteads	Subject	Parish Council Consideration	Amendments to the NDP to be considered
011	Don't know		CD5	Noted.	No change.
012	Don't know		CD5	Noted.	No change.
013	Support		CD5	Noted.	No change.
014	Support	These are important landmarks which have a big visual impact in the area. It is important to set clear guidelines for any future change.	CD5	Noted.	No change.
016	Support		CD5	Noted.	No change.
017	Don't know		CD5	Noted.	No change.
018	Object		CD5	Noted	No change.
019	Support	No comment	CD5	Noted.	No change.
020	Don't know		CD5	Noted.	No change.
021	Support		CD5	Noted.	No change.
022	Don't know		CD5	Noted.	No change.
023	Don't know		CD5	Noted.	No change.
024	Don't know		CD5	Noted.	No change.
025	Support		CD5	Noted.	No change.
027	Support		CD5	Noted.	No change.
028	Don't know		CD5	Noted.	No change.
030	Support		CD5	Noted.	No change.
031	Don't know		CD5	Noted.	No change.
032	Support	Seems reasonable	CD5	Noted.	No change.
033	Support	No comment	CD5	Noted.	No change.

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Ref No.	Vote	Draft Policy CD5 Farmsteads	Subject	Parish Council Consideration	Amendments to the NDP to be considered
034	Don't know		CD5	Noted.	No change.
035	Support		CD5	Noted.	No change.
036	Object		CD5	Noted.	No change.
037	Support		CD5	Noted.	No change.
038	Support		CD5	Noted.	No change.
040	Support		CD5	Noted.	No change.
041	Support		CD5	Noted.	No change.
042	Don't know		CD5	Noted.	No change.
043	Object		CD5	Noted.	No change.
044	Don't know		CD5	Noted.	No change.
045	Support		CD5	Noted.	No change.
046	Support	Generally speaking. It should not be the pretext for new residential developments in the countryside.	CD5	Noted.	No change.
047	Don't know		CD5	Noted.	No change.
048	Support		CD5	Noted.	No change.
049	Don't know		CD5	Noted.	No change.
050	Don't know		CD5	Noted.	No change.
054	Support		CD5	Noted.	No change.
057	Support		CD5	Noted.	No change.
058	Support		CD5	Noted.	No change.
059	Support		CD5	Noted.	No change.
060	Don't know		CD5	Noted.	No change.
061	Support		CD5	Noted.	No change.
062	Support		CD5	Noted.	No change.



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Ref No.	Vote	Draft Policy CD5 Farmsteads	Subject	Parish Council Consideration	Amendments to the NDP to be considered
063	Support		CD5	Noted.	No change.
064	Support		CD5	Noted.	No change.
065	Support		CD5	Noted.	No change.
066	Don't know		CD5	Noted.	No change.
067	Don't know		CD5	Noted.	No change.
069	Object		CD5	Noted	No change.
070	Support		CD5	Noted.	No change.
071	Support		CD5	Noted.	No change.
072	Support		CD5	Noted.	No change.
073	Support		CD5	Noted.	No change.
074	Support		CD5	Noted.	No change.
075	Support		CD5	Noted.	No change.
077	Support		CD5	Noted.	No change.
078	Don't know		CD5	Noted.	No change.
079	Don't know		CD5	Noted.	No change.
080	Support	See Ref 108	CD5	Noted.	No change.
081	Support	See Ref 108	CD5	Noted.	No change.
082	Support	See Ref 108	CD5	Noted.	No change.
083	Support	See Ref 108	CD5	Noted.	No change.
084	Support	See Ref 108	CD5	Noted.	No change.
085	Support	See Ref 108	CD5	Noted.	No change.
086		No particular comments. Not clear why all the low carbon/fuel efficiency policies are in here and not in the polices relating to domestic housing -see above	CD5	Noted. The policy criteria have been drawn from the AONB building design guide - sections relating to farmsteads. Point 10 may	No change.

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Ref No.	Vote	Draft Policy CD5 Farmsteads	Subject	Parish Council Consideration	Amendments to the NDP to be considered
				reflect the opportunities that such sites may present in very rural areas but policy CRE1 also addresses small scale renewable energy schemes and includes projects linked to residential buildings.	
087	Don't know		CD5	Noted.	No change.
088	Support		CD5	Noted.	No change.
089	Support		CD5	Noted.	No change.
095	Support		CD5	Noted.	No change.
096	Don't know		CD5	Noted.	No change.
097	Don't know		CD5	Noted.	No change.
108	n/a	Draft Policy CD5 Farmsteads Support Would add in protection against all pollution forms including traffic impact, vibrations, high power electrics, radiation etc as well as light, noise, odours and others that may have already been flagged.	CD5	Noted. These relate to the need to protect residential amenity. This is not directly addressed in the NDP but could be added to CD1 and CD4.	Amend NDP.  Include reference to protecting local residential amenity in CD1 and CD4 - add in further text to policy:  " Proposals should minimise any adverse impacts on local residential amenity and give careful consideration to traffic, noise, odour and light".

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Ref No.	Vote	Draft Policy CD6 New Agricultural Buildings	Subject	Parish Council Consideration	Amendments to NDP to be considered
001	Support	The impact of new buildings needs careful consideration as the area is overlooked by people walking British Camp	CD6	Noted.	No change.
004	Support		CD6	Noted.	No change.
005	Support		CD6	Noted.	No change.
006	Support		CD6	Noted.	No change.
007	Don't know		CD6	Noted.	No change.
008	Don't know		CD6	Noted.	No change.
009	Object		CD6	Noted.	No change.
010	Support		CD6	Noted.	No change.
011	Support		CD6	Noted.	No change.
012	Don't know		CD6	Noted.	No change.
013	Support		CD6	Noted.	No change.
014	Support	important to avoid industrial sized agro industry units(large chicken farms) being built in the future.	CD6	Noted.	No change.
015	Object	eyesore on the landscape	CD6	Noted.	No change.
016	Support		CD6	Noted.	No change.
017	Don't know		CD6	Noted.	No change.
018	Support		CD6	Noted.	No change.
019	Support	Must be in keeping with local environment	CD6	Noted.	No change.
020	Don't know		CD6	Noted.	No change.
021	Support		CD6	Noted.	No change.
022	Don't know		CD6	Noted.	No change.
023	Don't know		CD6	Noted.	No change.

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Ref No.	Vote	Draft Policy CD6 New Agricultural Buildings	Subject	Parish Council Consideration	Amendments to NDP to be considered
024	Don't know		CD6	Noted.	No change.
025	Support	any new units should be in keeping with area and it is important to avoid industrial sized agro units eg chicken farms which would have a very negative impact on the landscape.	CD6	Noted.	No change.
027	Support		CD6	Noted.	No change.
028	Don't know		CD6	Noted.	No change.
030	Support		CD6	Noted.	No change.
031	Support		CD6	Noted.	No change.
032	Support	Seems reasonable	CD6	Noted.	No change.
033	Support	No comment	CD6	Noted.	No change.
034	Don't know		CD6	Noted.	No change.
036	Object		CD6	Noted	No change.
037	Support		CD6	Noted.	No change.
038	Support		CD6	Noted.	No change.
040	Support		CD6	Noted.	No change.
041	Support	You should also include an additional item similar to item 2 in CD7	CD6	Accepted. However criterion 2 in CD7 should not be duplicated - it may be better in CD6 as new agricultural buildings may include poly tunnels.	Amend NDP.  Move criterion 2 in CD7 and place in CD6.
042	Don't know		CD6	Noted.	No change.
043	Support		CD6	Noted.	No change.
044	Support	Farmers will need new buildings. but not to be intrusive.	CD6	Noted.	No change.
045	Support		CD6	Noted.	No change.

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Ref No.	Vote	Draft Policy CD6 New Agricultural Buildings	Subject	Parish Council Consideration	Amendments to NDP to be considered
046	Support	Agree . But is there any way to have any of these recommendations adopted? If we judge by the number of eyesores out there...	CD6	Noted. The NDP policies will be used to determine planning applications if and when it is made (adopted) by Herefordshire Council.	No change.
047	Don't know		CD6	Noted.	No change.
048	Support		CD6	Noted.	No change.
049	Don't know		CD6	Noted.	No change.
050	Don't know		CD6	Noted.	No change.
054	Support		CD6	Noted.	No change.
057	Support		CD6	Noted.	No change.
058	Support		CD6	Noted.	No change.
059	Support		CD6	Noted.	No change.
060	Don't know		CD6	Noted.	No change.
061	Support		CD6	Noted.	No change.
062	Support		CD6	Noted.	No change.
063	Don't know		CD6	Noted.	No change.
064	Support		CD6	Noted.	No change.
065	Support	I would like this policy to ensure that large, industrial-scale farm/factories are not approved.	CD6	Noted. The NDP policies will be used to determine planning applications if and when it is made (adopted) by Herefordshire Council.	No change.

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Ref No.	Vote	Draft Policy CD6 New Agricultural Buildings	Subject	Parish Council Consideration	Amendments to NDP to be considered
066	Don't know		CD6	Noted.	No change.
067	Don't know		CD6	Noted.	No change.
069	Object		CD6	Noted	No change.
070	Support		CD6	Noted.	No change.
071	Support		CD6	Noted.	No change.
072	Support		CD6	Noted.	No change.
073	Support	In Point 2: support the wording '...should not cause adverse effects on visual...'. In Point 11: support stronger wording here, i.e. '...on lower courses should be rendered or painted appropriate colours...'. 	CD6	Noted - 2.  Accepted - 11.	Amend NDP.  Amend CD6 criterion 11 - change "could" to "should" be rendered ...
074	Support		CD6	Noted.	No change.
077	Support		CD6	Noted.	No change.
078	Don't know		CD6	Noted.	No change.
079	Don't know		CD6	Noted.	No change.
080	Support	See Ref 108	CD6	Noted.	No change.
081	Support	See Ref 108	CD6	Noted.	No change.
082	Support	See Ref 108	CD6	Noted.	No change.
083	Support	See Ref 108	CD6	Noted.	No change.
084	Support	See Ref 108	CD6	Noted.	No change.
085	Support	See Ref 108	CD6	Noted.	No change.

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Ref No.	Vote	Draft Policy CD6 New Agricultural Buildings	Subject	Parish Council Consideration	Amendments to NDP to be considered
086		<p>Recommendations:</p> <p>*There should be a point in the policy to ensure that impacts on natural assets are avoided, minimised or mitigated.</p> <p>*There should be a point in the policy dealing with gaseous emissions from intensive livestock units. (recent proposals for a chicken shed on Chance's Pitch used a Gaussian plume model based on a grid with points at 10km square intervals - highly inadequate for the complexity of terrain in this landscape)</p> <p>*There should be a point in the policy dealing with other arisings from intensive livestock units to minimise the risk of pollution to local aquifers and water courses from the storage and application of slurries and chicken waste etc (a suitable policy would require the provision both of details of storage arrangements and proof of sufficient land to accommodate application of the arisings (with nutrient management plans to demonstrate that the arisings can be applied without detriment)</p>	CD6	<p>Noted</p> <p>These matters are covered by legislation, the NPPF and the Core Strategy.</p>	No change
087	Don't know		CD6	Noted.	No change.
088	Support		CD6	Noted.	No change.
089	Support		CD6	Noted.	No change.
095	Support		CD6	Noted.	No change.
096	Don't know		CD6	Noted.	No change.
097	Don't know		CD6	Noted.	No change.
108	n/a	Draft Policy CD6 New Agricultural Buildings Support. Would add in protection against all pollution forms including	CD6	<p>Noted.</p> <p>This has been addressed - see</p>	No further change.

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Ref No.	Vote	Draft Policy CD6 New Agricultural Buildings	Subject	Parish Council Consideration	Amendments to NDP to be considered
		increased traffic impact, smells as well as light, noise and others that may have already been flagged		041 above.	

Ref No.	Vote	Draft Policy CD7 Poly-tunnels	Subject	Parish Council Consideration	Amendments to NDP to be considered
001	Support		CD7	Noted.	No change.
002	Object	The biggest unconstrained visual impact on the landscape seen from the hills..	CD7	Noted.	No change.
004	Support		CD7	Noted.	No change.
005	Support		CD7	Noted.	No change.
006	Support		CD7	Noted.	No change.
007	Object	Not in keeping with local farmland and a complete eyesore.	CD7	Noted.	No change.
008	Don't know		CD7	Noted.	No change.
009	Object		CD7	Noted.	No change.
010	Support		CD7	Noted.	No change.
011	Support		CD7	Noted.	No change.
012	Don't know		CD7	Noted.	No change.
013	Object	I think that there should be a presumption against poly-tunnels within the parish boundary as these tend to be intrusive and have an adverse impact on the AONB landscape. So I think that the wording of this policy should be amended accordingly.	CD7	Not accepted.  The NDP has to plan positively. Farming practices continue to evolve and the growth of polytunnels in recent years has been in response to changes in food production in the rural economy. Although it would not be appropriate for the	No change.



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Ref No.	Vote	Draft Policy CD7 Poly-tunnels	Subject	Parish Council Consideration	Amendments to NDP to be considered
				NDP to include a presumption against polytunnels this policy seeks to ensure that where planning consent is required proposals are sited sensitively within the landscape.	
014	Support	Careful control needed, as these have very negative effects on views and wildlife.	CD7	Noted.	No change.
015	Object	eyesore on the landscape	CD7	Noted.	No change.
016	Object	This was difficult to answer because the policy does contain some restrictions but I believe poly tunnels should simply be excluded from our plan due to being an AONB. Also I think there are many questions now regarding environmental issues in regard to the use of plastics. We should do away with the plastic and simply live with fruit in its season.	CD7	Not accepted.  The NDP has to plan positively. Farming practices continue to evolve and the growth of polytunnels in recent years has been in response to changes in food production in the rural economy. Although it would not be appropriate for the NDP to include a presumption against polytunnels this policy seeks to ensure that where planning consent is required proposals are sited sensitively within the landscape.	No change.
017	Don't know		CD7	Noted.	No change.
018	Object		CD7	Not accepted.	No change.

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Ref No.	Vote	Draft Policy CD7 Poly-tunnels	Subject	Parish Council Consideration	Amendments to NDP to be considered
019	Support	Subject to size/quantity restrictions in a given location. Large scale commercial use inappropriate	CD7	Noted.	No change.
020	Don't know		CD7	Noted.	No change.
021	Support		CD7	Noted.	No change.
022	Don't know		CD7	Noted.	No change.
023	Don't know	Poly tunnels are always an eye-sore and design should include disguise with tree/shrubs around such areas.	CD7	Noted. Appropriate landscaping schemes are addressed in 4.	No change.
024	Don't know		CD7	Noted.	No change.
025	Support	caution needed over their use as these impact negatively on wildlife and natural landscape.	CD7	Noted.	No change.
027	Support	Re point 2 - suggest deletion of words 'wherever possible'. Light pollution should always be minimised.	CD7	Accepted.  Delete "wherever possible" as suggested.	Amend NDP. Amend Policy CD7 point 4: Delete "wherever possible" in second sentence in relation to light pollution.
028	Don't know		CD7	Noted.	No change.
029			CD7	Noted.	No change.
030	Support		CD7	Noted.	No change.
031	Support		CD7	Noted.	No change.
032	Support	Seems reasonable	CD7	Noted.	No change.
033	Support	No comment	CD7	Noted.	No change.
034	Don't know		CD7	Noted.	No change.
036	Object		CD7	Noted	No change.
037	Support		CD7	Noted.	No change.
038	Support		CD7	Noted.	No change.

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Ref No.	Vote	Draft Policy CD7 Poly-tunnels	Subject	Parish Council Consideration	Amendments to NDP to be considered
040	Support		CD7	Noted.	No change.
041	Support		CD7	Noted.	No change.
042	Object	Unightly and can be seen from the hills - they are not attractive at all	CD7	Not accepted.  The NDP has to plan positively. Farming practices continue to evolve and the growth of polytunnels in recent years has been in response to changes in food production in the rural economy. Although it would not be appropriate for the NDP to include a presumption against polytunnels this policy seeks to ensure that where planning consent is required proposals are sited sensitively within the landscape.	No change.
043	Support		CD7	Noted.	No change.
044	Object	Hideous blots on the landscape. The minority spoil the landscape for the majority.	CD7	Not accepted.  The NDP has to plan positively. Farming practices continue to evolve and the growth of polytunnels in recent years has been in response to changes in food production in the rural economy. Although it would not be appropriate for the	No change.

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Ref No.	Vote	Draft Policy CD7 Poly-tunnels	Subject	Parish Council Consideration	Amendments to NDP to be considered
				NDP to include a presumption against polytunnels this policy seeks to ensure that where planning consent is required proposals are sited sensitively within the landscape.	
045	Support	These highly contentious structures have to be tolerated, subject to strict adherence to planning criteria.	CD7	Noted.	No change.
046	Support		CD7	Noted.	No change.
047	Object		CD7	Noted.	No change.
048	Support		CD7	Noted.	No change.
049	Don't know		CD7	Noted.	No change.
050	Don't know		CD7	Noted.	No change.
054	Support		CD7	Noted.	No change.
055	Object		CD7	Noted.	No change.
057	Support		CD7	Noted.	No change.
058	Support		CD7	Noted.	No change.
059	Support		CD7	Noted.	No change.
060	Don't know		CD7	Noted.	No change.
061	Support		CD7	Noted.	No change.
062	Support		CD7	Noted.	No change.
063	Don't know		CD7	Noted.	No change.
064	Support		CD7	Noted.	No change.
065	Support		CD7	Noted.	No change.
066	Don't know		CD7	Noted.	No change.

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Ref No.	Vote	Draft Policy CD7 Poly-tunnels	Subject	Parish Council Consideration	Amendments to NDP to be considered
067	Don't know	Where necessary, I would have not objection	CD7	Noted.	No change.
069	Support		CD7	Noted.	No change.
070	Support		CD7	Noted.	No change.
071	Support		CD7	Noted.	No change.
072	Support		CD7	Noted.	No change.
073	Support	In Point 2: recommend stronger wording, i.e. 'lighting must not increase light pollution'.	CD7	Partially accepted.  Refer to 027 above - and proposed amendment to wording.  Schemes are likely to need some lighting but this should be managed as sensitively as possible.	No further change.
074	Support		CD7	Noted.	No change.
075	Support		CD7	Noted.	No change.
077	Support		CD7	Noted.	No change.
078	Don't know		CD7	Noted.	No change.
079	Support		CD7	Noted.	No change.
080	Support	See Ref 108	CD7	Noted.	No change.
081	Support	See Ref 108	CD7	Noted.	No change.
082	Support	See Ref 108	CD7	Noted.	No change.
083	Support	See Ref 108	CD7	Noted.	No change.
084	Support	See Ref 108	CD7	Noted.	No change.
085	Support	See Ref 108	CD7	Noted.	No change.
086		I do not consider that Polytunnels could be accommodated anywhere within the village without contravening the points in this plan. I am sure that the members of CPC would	CD7	Partially accepted.	Amend NDP.  Amend Policy CD7 criterion 3:

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Ref No.	Vote	Draft Policy CD7 Poly-tunnels	Subject	Parish Council Consideration	Amendments to NDP to be considered
		<p>concur. Should we not be brave, and just say that we do not consider them appropriate anywhere in the village!</p> <p>Recommendation  Incorporate a statement to the effect that 'Large scale commercial polytunnel schemes are not considered appropriate in Colwall and will not be supported ' (as per stance taken on wind turbines in policy CRE1.</p> <p>If this policy is retained without this statement, amend point 3 from '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' to read 'Development proposals should avoid, mitigate or offset any impacts....'</p>		<p>The NDP has to plan positively. Farming practices continue to evolve and the growth of polytunnels in recent years has been in response to changes in food production in the rural economy. Although it would not be appropriate for the NDP to include a presumption against polytunnels this policy seeks to ensure that where planning consent is required proposals are sited sensitively within the landscape.</p> <p>Most schemes are likely to be developed in the wider rural area and not in the village.</p> <p>The policy has received widespread support from residents and should be retained.</p> <p>Proposed change to criterion 3 is accepted.</p>	<p>Delete:  "Development proposals should protect or lessen any impacts"  And replace with:  ""Development proposals should avoid, mitigate or offset any impacts"</p>
087	Don't know		CD7	Noted.	No change.

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Ref No.	Vote	Draft Policy CD7 Poly-tunnels	Subject	Parish Council Consideration	Amendments to NDP to be considered
088	Support	Supervision of location and quantity of Poly-tunnels is required	CD7	Noted.	No change.
089	Support		CD7	Noted.	No change.
095	Support	Poly tunnels are absolutely NOT wanted anywhere near Colwall.	CD7	Not accepted.  The NDP has to plan positively. Farming practices continue to evolve and the growth of polytunnels in recent years has been in response to changes in food production in the rural economy. Although it would not be appropriate for the NDP to include a presumption against polytunnels this policy seeks to ensure that where planning consent is required proposals are sited sensitively within the landscape.	No change.
096	Don't know		CD7	Noted.	No change.
097	Don't know		CD7	Noted.	No change.
108	n/a	Draft Policy CD7 Poly-tunnels Support	CD7	Noted.	No change.

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Section F (CD4-7, CF1-3, CH1, CRE1) representations and responses

Ref No.	Vote	Draft Policy CF1 Supporting A Range of Goods and Services in the Village Centre	Subject	Parish Council Consideration	Amendments to NDP to be considered
001	Support	The need not to lose retail premises to residential accommodation is very important	CF1	Noted.	No change.
002	Support		CF1	Noted.	No change.
004	Support		CF1	Noted.	No change.
005	Support		CF1	Noted.	No change.
006	Support		CF1	Noted.	No change.
007	Support		CF1	Noted.	No change.
008	Don't know	Concern the issue of parking has not been tackled. There is insufficient parking for the various enterprises in the village and for their staff/clients/customers. Parking on the Walwyn Road at the Stone and Station Drive has become dangerous for pedestrians and drivers alike. Unless additional parking is provided the situation will only worsen causing more disruption and increasing the possibility of accidents occurring.	CF1	Not accepted.  A car dominated environment (such as a car park) would have a significant visual impact within this highly sensitive landscape.  The NDP seeks to promote more sustainable transport options such as walking and cycling to reduce reliance on the car, particularly for short journeys. This includes promotion of pedestrian and cycle linkages in Policy CD3 Site 2 and supporting a range of highway design principles in Appendix I to reduce traffic impacts in the area.  Development proposals will be required to provide	No change.



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Section F (CD4-7, CF1-3, CH1, CRE1) representations and responses

Ref No.	Vote	Draft Policy CF1 Supporting A Range of Goods and Services in the Village Centre	Subject	Parish Council Consideration	Amendments to NDP to be considered
				maximum parking provision in line with Herefordshire Council's most up to date adopted standards.	
009	Object		CF1	Noted	No change.
010	Support		CF1	Noted.	No change.
011	Support	Colwall benefits from having a good range of facilities already but more housing does concern me in terms of the impact on the doctors surgery. I already find this surgery to be poor in terms of getting an appointment and inadequate waiting times once arrived; surely this will only get worse with more residents in the village. The surgery needs to have a plan in place for the future if more people will be patients here.	CF1	Noted.  Health service provision is a matter for the local health service providers (CCG).	No change.
012	Support		CF1	Noted.	No change.
013	Don't know	The sentiment behind this policy is right but I am concerned that this policy does not become a de facto a presumption against changes of use where the original use is no longer realistic. Pubs are an example. It is good to encourage entrepreneurial diversification as has been done elsewhere but viable additional uses are not always possible.	CF1	Noted.  The policy resists changes of use from retail to wholly residential to protect local services. The policy does not address changes of use of public houses.	No change.
014	Support	Vital to the future of the village.	CF1	Noted.	No change.
015			CF1	Noted.	No change.
016	Support	We need to provide whatever support we can to the surgery to help them cope with the additional demand particularly with our age profile.	CF1	Noted.  Health service provision is a matter for the local health service providers (CCG).	No change.
017	Support		CF1	Noted.	No change.

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Ref No.	Vote	Draft Policy CF1 Supporting A Range of Goods and Services in the Village Centre	Subject	Parish Council Consideration	Amendments to NDP to be considered
018	Object		CF1	Noted	No change.
019	Support	Need to maintain a life to the village	CF1	Noted.	No change.
020	Support		CF1	Noted.	No change.
021	Support		CF1	Noted.	No change.
022	Support	Need more services and goods in village for older members of the community	CF1	Noted.	No change.
023	Object		CF1	Noted	No change.
024	Support		CF1	Noted.	No change.
025	Support	it is crucial to maintain the local services and amenities for the future of the village .	CF1	Noted.	No change.
026			CF1	Noted.	No change.
027	Support		CF1	Noted.	No change.
028	Don't know		CF1	Noted.	No change.
029			CF1	Noted.	No change.
030	Support		CF1	Noted.	No change.
031	Support		CF1	Noted.	No change.
032	Support	It is essential that Colwall does not become a dormitory town but ideally should reflect its heritage when there were retail outlets and activities for the village.	CF1	Noted.	No change.
033	Support	No comment	CF1	Noted.	No change.
034	Don't know		CF1	Noted.	No change.
037	Support		CF1	Noted.	No change.
038	Support		CF1	Noted.	No change.
040	Support		CF1	Noted.	No change.
041	Support	But the facilities are not all concentrated in the village centre. School, village hall and scout hut are not, nor are 2 of the 3 churches in Colwall. As stated in 6.7.1	CF1	Noted. Such local community facilities should be protected by Herefordshire Council's Core Strategy Policy SC1 -	No change.

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Section F (CD4-7, CF1-3, CH1, CRE1) representations and responses

Ref No.	Vote	Draft Policy CF1 Supporting A Range of Goods and Services in the Village Centre	Subject	Parish Council Consideration	Amendments to NDP to be considered
				Social and community facilities.	
042	Don't know		CF1	Noted.	No change.
043	Support		CF1	Noted.	No change.
044	Support	Needed to keep the village alive.	CF1	Noted.	No change.
045	Support		CF1	Noted.	No change.
046	Support	The village does not offer much at present considering its size.	CF1	Noted. The policy seeks to protect existing facilities and supports investment in new facilities.	No change.
047	Don't know		CF1	Noted.	No change.
048	Support		CF1	Noted.	No change.
049	Don't know		CF1	Noted.	No change.
050	Support		CF1	Noted.	No change.
051	Support		CF1	Noted.	No change.
052	Support		CF1	Noted.	No change.
054	Object	Colwall is polynuclear; avoid the phrase 'village centre' and use Colwall Stone.	CF1	Not accepted  There is only one village centre	
057	Support	It is important to maintain the village community and economy therein	CF1	Noted.	No change.
058	Support		CF1	Noted.	No change.
059	Support		CF1	Noted.	No change.

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Ref No.	Vote	Draft Policy CF1 Supporting A Range of Goods and Services in the Village Centre	Subject	Parish Council Consideration	Amendments to NDP to be considered
060	Don't know		CF1	Noted.	No change.
061	Support		CF1	Noted.	No change.
062	Support		CF1	Noted.	No change.
063	Support		CF1	Noted.	No change.
064	Support		CF1	Noted.	No change.
065	Don't know	Do we really want to have retail premises converted into mixed offices and residential accommodation? Wherever possible it would be desirable to encourage retail outlets to continue in some form in order to encourage social interaction between residents.	CF1	Noted.  The policy seeks to protect retail facilities wherever possible - see final paragraph of policy.	No change.
066	Don't know		CF1	Noted.	No change.
067	Support	We already have an excellent range of goods and services in the village but would support new ones if they were felt necessary	CF1	Noted.	No change.
069	Support		CF1	Noted.	No change.
070	Support		CF1	Noted.	No change.
071	Support		CF1	Noted.	No change.
072	Support		CF1	Noted.	No change.
073	Support		CF1	Noted.	No change.
074	Support		CF1	Noted.	No change.
075	Support		CF1	Noted.	No change.
077	Support		CF1	Noted.	No change.
078	Don't know	Village already has a good range of goods and services so these should be supported	CF1	Noted.	No change.
079	Support		CF1	Noted.	No change.
080	Don't know	See Ref 108	CF1	Noted.	No change.

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Ref No.	Vote	Draft Policy CF1 Supporting A Range of Goods and Services in the Village Centre	Subject	Parish Council Consideration	Amendments to NDP to be considered
081	Don't know	See Ref 108	CF1	Noted.	No change.
082	Don't know	See Ref 108	CF1	Noted.	No change.
083	Don't know	See Ref 108	CF1	Noted.	No change.
084	Don't know	See Ref 108	CF1	Noted.	No change.
085	Don't know	See Ref 108	CF1	Noted.	No change.
087	Support		CF1	Noted.	No change.
088	Support		CF1	Noted.	No change.
089	Support		CF1	Noted.	No change.
095	Support		CF1	Noted.	No change.
096	Don't know		CF1	Noted.	No change.
097	Don't know		CF1	Noted.	No change.
108	n/a	Draft Policy CF1 Supporting A Range of Goods and Services in the Village Centre. Don't Know. Broadly support these aims but need to be subservient/secondary in priority and in context to the stipulated aims of an AONB/Conservation area. So we do and should accept that compromises may need to be made to preserve AONB heritage Better and integrated transport planning and support for home delivery should be a focus eg drop-off at station or shops Potential for combined and/or mobile public services provision centres – as in other areas eg combined health/library/other public services venue to release brownfield capacity	CF1	Noted.	No change.

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Ref No.	Vote	Draft Policy CF2 Recreation Facilities and Open Spaces	Subject	Parish Council Consideration	Amendments to NDP to be considered
001	Support	As the village attracts younger families these facilities will be important	CF2	Noted.	No change.
002	Support		CF2	Noted.	No change.
004	Support		CF2	Noted.	No change.
005	Support		CF2	Noted.	No change.
006	Support		CF2	Noted.	No change.
007	Support		CF2	Noted.	No change.
008	Don't know		CF2	Noted.	No change.
009	Support		CF2	Noted.	No change.
010	Support		CF2	Noted.	No change.
011	Support	Good number and quality of parks, public footpaths etc already in colwall; this needs to be protected/maintained.	CF2	Noted.	No change.
012	Support		CF2	Noted.	No change.
013	Support		CF2	Noted.	No change.
014	Support	Well provided for at the moment and important to maintain.	CF2	Noted.	No change.
015	Support		CF2	Noted.	No change.
016	Support		CF2	Noted.	No change.
017	Support		CF2	Noted.	No change.
018	Support		CF2	Noted.	No change.
019	Support	Important to maintain facilities for recreation but subject to review. Should not retain just because they have always been there... should be based upon current and projected use	CF2	Noted.	No change.
020	Support		CF2	Noted.	No change.
021	Support		CF2	Noted.	No change.
022	Don't know		CF2	Noted.	No change.

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Ref No.	Vote	Draft Policy CF2 Recreation Facilities and Open Spaces	Subject	Parish Council Consideration	Amendments to NDP to be considered
023	Support	Space next to "Provisions" and Lime Tree development should be tidied and used as a facility for recreation until a decision is made regarding development. Area very suitable for mixed housing.	CF2	Noted. It is a good idea but not appropriate for the NDP. However, the former bottling plant now has planning consent for 26 apartments and 5 houses and it is hoped this will start in the near future.	No change.
024	Support		CF2	Noted.	No change.
025	Support	the village is fortunate to have such good provision which needs to be maintained .	CF2	Noted.	No change.
027	Support		CF2	Noted.	No change.
028	Don't know		CF2	Noted.	No change.
030	Support		CF2	Noted.	No change.
031	Support		CF2	Noted.	No change.
032	Support	Open spaces should be protected at all costs. And ideally increased.	CF2	Noted.	No change.
033	Support	No comment	CF2	Noted.	No change.
034	Object	How many young people have you engaged with for this exercise? How have you engaged them? If the answer is zero, this needs to be re-written with the needs of young people included. I'm pleased to see mention of facilities like a skateboard park and youth sport but this has to be more than lip-service. Sadly, recent section 106 development money was spent with zero consultation of young people, resulting in more under-used facilities. The parish desperately needs facilities for teenagers who are constantly overlooked.	CF2	Noted.	No change.
036	Support		CF2	Noted.	No change.

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Ref No.	Vote	Draft Policy CF2 Recreation Facilities and Open Spaces	Subject	Parish Council Consideration	Amendments to NDP to be considered
037	Support		CF2	Noted.	No change.
038	Support		CF2	Noted.	No change.
040	Support		CF2	Noted.	No change.
041	Support		CF2	Noted.	No change.
042	Don't know		CF2	Noted.	No change.
043	Support		CF2	Noted.	No change.
044	Support	Needed	CF2	Noted.	No change.
045	Support		CF2	Noted.	No change.
046	Support		CF2	Noted.	No change.
047	Object		CF2	Noted.	No change.
048	Support		CF2	Noted.	No change.
049	Don't know		CF2	Noted.	No change.
050	Support	Totally in favour of keeping open spaces especially where Conservation area is identified.	CF2	Noted.	No change.
051	Support		CF2	Noted.	No change.
052	Support		CF2	Noted.	No change.
054	Support		CF2	Noted.	No change.
057	Support		CF2	Noted.	No change.
058	Support		CF2	Noted.	No change.
059	Support		CF2	Noted.	No change.
060	Support		CF2	Noted.	No change.
061	Support		CF2	Noted.	No change.
062	Support		CF2	Noted.	No change.
063	Support		CF2	Noted.	No change.
064	Support		CF2	Noted.	No change.
065	Support		CF2	Noted.	No change.
066	Don't know		CF2	Noted.	No change.



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Ref No.	Vote	Draft Policy CF2 Recreation Facilities and Open Spaces	Subject	Parish Council Consideration	Amendments to NDP to be considered
067	Support	Very necessary. I think it is vital to keep the open spaces within the village to retain the character that it has	CF2	Noted.	No change.
068			CF2	Noted.	No change.
069	Support		CF2	Noted.	No change.
070	Support		CF2	Noted.	No change.
071	Support		CF2	Noted.	No change.
072	Support		CF2	Noted.	No change.
073	Support		CF2	Noted.	No change.
074	Support		CF2	Noted.	No change.
075	Support		CF2	Noted.	No change.
077	Support		CF2	Noted.	No change.
078	Don't know		CF2	Noted.	No change.
079	Support		CF2	Noted.	No change.
080	Don't know	See Ref 108	CF2	Noted.	No change.
081	Don't know	See Ref 108	CF2	Noted.	No change.
082	Don't know	See Ref 108	CF2	Noted.	No change.
083	Don't know	See Ref 108	CF2	Noted.	No change.
084	Don't know	See Ref 108	CF2	Noted.	No change.
085	Don't know	See Ref 108	CF2	Noted.	No change.
086	Support	I'm surprised that the Scout hut and associated green space is not included in this list.	CF2	Not appropriate for green space as not open to general public.	No change.
087	Support		CF2	Noted.	No change.
088	Object	Access to countryside for walkers should be improved.	CF2	Agreed	No change.

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Ref No.	Vote	Draft Policy CF2 Recreation Facilities and Open Spaces	Subject	Parish Council Consideration	Amendments to NDP to be considered
				The NDP promotes walking and cycling but PRoW / footpaths are not a matter for the NDP	
089	Support	More emphasis on the access to countryside with improved paths and less interaction with aggressive farm animals	CF2	Noted. The NDP promotes walking and cycling but PRoW / footpaths are not a matter for the NDP	No change.
095	Support		CF2	Noted.	No change.
096	Don't know		CF2	Noted.	No change.
097	Don't know		CF2	Noted.	No change.
108	n/a	Draft Policy CF2 Recreation Facilities and Open Spaces Don't Know. Broadly support these aims but need to be subservient in priority and in context to the stipulated aims of an AONB/Conservation area – so accept that compromises may need to be made to preserve AONB heritage	CF2	Noted.	No change.

Ref No	Vote	Draft Policy CF3 Local Green Space	Subject	Parish Council Consideration	Amendments to NDP to be considered
001	Support		CF3	Noted.	No change.
002	Support		CF3	Noted.	No change.
004	Support		CF3	Noted.	No change.
005	Support		CF3	Noted.	No change.
006	Support		CF3	Noted.	No change.
007	Support		CF3	Noted.	No change.

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Ref No	Vote	Draft Policy CF3 Local Green Space	Subject	Parish Council Consideration	Amendments to NDP to be considered
008	Don't know		CF3	Noted.	No change.
009	Support		CF3	Noted.	No change.
010	Support		CF3	Noted.	No change.
011	Support	Strongly support- as a rural village, green space needs to be protected.	CF3	Noted.	No change.
012	Support		CF3	Noted.	No change.
013	Support		CF3	Noted.	No change.
014	Support	Could be extended to prevent development of all open spaces remaining within the settlement boundary.	CF3	Not accepted. The Policy protects an identified area of Local Green Space. Local Green Spaces have special protection and are required to meet the criteria set out in the NPPF. The NDP would have to demonstrate how any new areas meet the 3 criteria.	No change.
016	Don't know		CF3	Noted.	No change.
017	Support		CF3	Noted.	No change.
018	Support		CF3	Noted.	No change.
019	Support		CF3	Noted.	No change.
020	Support		CF3	Noted.	No change.
021	Support		CF3	Noted.	No change.
022	Don't know		CF3	Noted.	No change.
023	Support		CF3	Noted.	No change.
024	Don't know		CF3	Noted.	No change.
025	Support		CF3	Noted.	No change.

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Ref No	Vote	Draft Policy CF3 Local Green Space	Subject	Parish Council Consideration	Amendments to NDP to be considered
027	Support		CF3	Noted.	No change.
028	Don't know		CF3	Noted.	No change.
030	Support		CF3	Noted.	No change.
031	Support		CF3	Noted.	No change.
032	Don't know		CF3	Noted.	No change.
033	Support	No comment	CF3	Noted.	No change.
034	Support		CF3	Noted.	No change.
035	Support		CF3	Noted.	No change.
037	Support		CF3	Noted.	No change.
038	Support		CF3	Noted.	No change.
040	Support		CF3	Noted.	No change.
041	Support		CF3	Noted.	No change.
042	Don't know		CF3	Noted.	No change.
043	Support		CF3	Noted.	No change.
044	Support	Needed	CF3	Noted.	No change.
045	Support		CF3	Noted.	No change.
046	Support		CF3	Noted.	No change.
047	Don't know		CF3	Noted.	No change.
048	Support		CF3	Noted.	No change.
049	Don't know		CF3	Noted.	No change.
050	Support	As above. The linear characteristic of the village should be preserved in line with Villagers wishes.	CF3	Noted.	No change.
054	Support		CF3	Noted.	No change.
055	Support		CF3	Noted.	No change.
057	Support		CF3	Noted.	No change.
058	Support		CF3	Noted.	No change.

Colwall NDP Reg 14 Consultation  
Section F (CD4-7, CF1-3, CH1, CRE1) representations and responses

Ref No	Vote	Draft Policy CF3 Local Green Space	Subject	Parish Council Consideration	Amendments to NDP to be considered
059	Support		CF3	Noted.	No change.
060	Support		CF3	Noted.	No change.
061	Support		CF3	Noted.	No change.
062	Support		CF3	Noted.	No change.
063	Support		CF3	Noted.	No change.
064	Support		CF3	Noted.	No change.
065	Support		CF3	Noted.	No change.
066	Don't know		CF3	Noted.	No change.
067	Support	Very important to keep local green spaces to retain the character	CF3	Noted.	No change.
069	Support		CF3	Noted.	No change.
070	Support		CF3	Noted.	No change.
071	Support		CF3	Noted.	No change.
072	Support		CF3	Noted.	No change.
073	Support		CF3	Noted.	No change.
074	Support		CF3	Noted.	No change.
075	Support		CF3	Noted.	No change.
076			CF3		
077	Support	There are other areas that could be justified as local green space including Colwall Village Garden, Colwall Green and other potentially other spaces listed as recreation facilities and open spaces. In addition, the field reached on public footpaths from the track to the Ice House and to the west of The Crescent which is crossed by public footpaths also has high recreational and amenity value. I would welcome a more detailed consultation on where the local green space designation is applied in Colwall.	CF3	Noted. The only proposed Local Green Space in the NDP is the area at Brookside. Other areas have been considered but do not satisfy the criteria, or already have protection. Other open spaces have protection under Policy CF2 or under the AONB (eg Colwall Green).	No change.

Colwall NDP Reg 14 Consultation  
Section F (CD4-7, CF1-3, CH1, CRE1) representations and responses

Ref No	Vote	Draft Policy CF3 Local Green Space	Subject	Parish Council Consideration	Amendments to NDP to be considered
078	Don't know		CF3	Noted.	No change.
079	Support		CF3	Noted.	No change.
080	Don't know	See Ref 108	CF3	Noted.	No change.
081	Don't know	See Ref 108	CF3	Noted.	No change.
082	Don't know	See Ref 108	CF3	Noted.	No change.
083	Don't know	See Ref 108	CF3	Noted.	No change.
084	Don't know	See Ref 108	CF3	Noted.	No change.
085	Don't know	See Ref 108	CF3	Noted.	No change.
086	Support	Recommendation: as noted above parcels 12B (2) should be included for recommendation as local green space, as it meets the criteria set out in the explanatory paragraphs	CF3	Not accepted. Area 12A is proposed for new housing development. Area 12B(2) may be used for public open space but this will be dependent upon negotiations as part of the development management process.	No change.
087	Support		CF3	Noted.	No change.
088	Object	Some land should be laid out as parkland where farm animals are not present.	CF3	Not accepted. Colwall is an agricultural area and farm animals contribute to the landscape and local economy. Walkers can use public rights of way to access the countryside.	No change.

Colwall NDP Reg 14 Consultation  
Section F (CD4-7, CF1-3, CH1, CRE1) representations and responses

Ref No	Vote	Draft Policy CF3 Local Green Space	Subject	Parish Council Consideration	Amendments to NDP to be considered
089	Support	More access for walkers.	CF3	Noted. The NDP promotes walking and cycling but PRoW / footpaths are not a matter for the NDP	No change.
090	Support		CF3	Noted.	No change.
095	Support		CF3	Noted.	No change.
096	Don't know		CF3	Noted.	No change.
097	Don't know		CF3	Noted.	No change.
108	n/a	Draft Policy CF3 Local Green Space Don't Know. We think the whole of Grovesend Farm/Area 12 should be further protected as a key Green space as it is referenced in historic/recent statements and commitments as a 'green lung' of the village and confirmed as a Conservation Area along with Old Church Rd in the 2001 report and confirmation to English Heritage made by the Hereford Council planning team. Is the Charlie Ballard reservation considered attractive? And/or is it heavily used as an old brownfield site could it be considered for development?	CF3	Not accepted. This area is proposed for new housing development. Part of the site may be used for public open space but this will be dependent upon negotiations as part of the development management process.	No change.

Ref No.	Vote	Draft Policy CH1 Range and Mix of Housing	Subject	Parish Council Consideration	Amendments to NDP to be considered
001	Support	The need to provide accommodation for young people and families should be high on the list of requirements	CH1	Noted. Housing for younger single people is included in the policy and in general a range of house types is encouraged.	No change
002	Support		CH1	Noted.	No change.
004	Support		CH1	Noted.	No change.

Colwall NDP Reg 14 Consultation  
Section F (CD4-7, CF1-3, CH1, CRE1) representations and responses

Ref No.	Vote	Draft Policy CH1 Range and Mix of Housing	Subject	Parish Council Consideration	Amendments to NDP to be considered
005	Support	I strongly support this policy - recent developments have been deplorably biased towards large, market price detached houses of great financial benefit to developers but of little value to the general community	CH1	Noted.	No change.
006	Support	I agree with the criteria set out in this policy and would like to add the following comments: 1. There is a need for housing that is genuinely affordable. I agree that we need a range of house types and sizes to meet the needs of all households and for that reason would like to see an emphasis on housing for sale and rent that 'ordinary' people can afford – i.e. not large, executive style houses selling at >£0.5million! 2. No more gated communities, which are contrary to the principle of inclusive communities. 3. It is good to see that self-build schemes will be encouraged, and wonder what scope there might be for co-operative schemes such as the one that is currently being trialled at the Graven Hill site in Oxfordshire (albeit on a much smaller basis)? <a href="https://www.theguardian.com/money/2018/feb/10/custom-self-build-housing-graven-hill">https://www.theguardian.com/money/2018/feb/10/custom-self-build-housing-graven-hill</a>	CH1	Noted. 1 Affordable housing provision is currently required on schemes of 10 or more units in line with the Core Strategy and NPPF, subject to viability. 2. Amend Plan to refuse gated communities 3. The policy supports self build schemes.	1. No change.  2. Amend to refuse gated developments  3. No change
007	Support	Houses in separate areas sympathetic to older varied housing.	CH1	Noted.	No change.
008	Support	Agree that there should be a range of housing to suit all ages and with prices that are within reach of the younger people. However all properties must have sufficient parking for at least two vehicles to ensure that the village does not become "clogged up" because of inadequate spaces for vehicles.	CH1	Noted. Developments will be required to meet Herefordshire's adopted parking standards and the NDP supports more sustainable transport options such as walking and cycling.	No change.
009	Object		CH1	Noted	No change.



Colwall NDP Reg 14 Consultation  
Section F (CD4-7, CF1-3, CH1, CRE1) representations and responses

Ref No.	Vote	Draft Policy CH1 Range and Mix of Housing	Subject	Parish Council Consideration	Amendments to NDP to be considered
010	Support		CH1	Noted.	No change.
011	Support	Important that the housing development meet a range of needs- 2-4 or 5 bed houses and low cost/affordable housing to help people get on the ladder	CH1	Noted.	No change.
012	Support		CH1	Noted.	No change.
013	Support	I strongly support the sentiments of this policy but as noted above would like to see the planning authorities adopting a more proactive approach in making this happen. Experience surely tells us that developers cannot be trusted to do anything but seek to feather their own nests. I don't know who conducts a Local Housing Market Assessment but this needs to be independent and transparent if it is to be the basis of planning decisions. We know that expensive houses will sell easily because Colwall is a nice place to live but these tend to be bought by incomers not locals. If some of our older residents could be offered high spec modern houses as an alternative to their large older ones, then this would obviate the need to build so many additional larger houses.	CH1	Noted. The Policy promotes a mix of housing to meet local needs and smaller house sizes and houses for older people are supported in the Policy.	No change.
014	Support	In favour but how is this enforced? Developers want to build expensive luxury houses.	CH1	Noted. Planning applications are determined in accordance with the development plan (including the NDP once made) unless material considerations indicate otherwise. Proposals will be determined through the development management process by Herefordshire Council.	No change.
015	Support		CH1	Noted.	No change.

Colwall NDP Reg 14 Consultation  
Section F (CD4-7, CF1-3, CH1, CRE1) representations and responses

Ref No.	Vote	Draft Policy CH1 Range and Mix of Housing	Subject	Parish Council Consideration	Amendments to NDP to be considered
016	Support	My concern here is the balance. We should not keep enhancing Colwell as a retirement village if we want to develop its ongoing life and sustainability.	CH1	Noted. Housing for younger occupants is also promoted in the policy.	No change.
017	Don't know		CH1	Noted.	No change.
018	Object		CH1	Noted	No change.
019	Support	Mix required... some concerns that there is enough large/luxury property and too few for smaller property	CH1	Noted.	No change.
020	Don't know	The range and mix of housing must be fully specified at the outset of this plan	CH1	Noted.	No change.
021	Support		CH1	Noted.	No change.
022	Don't know		CH1	Noted.	No change.
023	Support		CH1	Noted.	No change.
024	Object		CH1	Noted	No change.
025	Support		CH1	Noted.	No change.
027	Support		CH1	Noted.	No change.
028	Don't know		CH1	Noted.	No change.
030	Support		CH1	Noted.	No change.
031	Support		CH1	Noted.	No change.
032	Object	We need to encourage and enable younger people and families, local people, to remain in the village and provide affordable and reasonable housing for them. Not to encourage older retirees to move to the village due to the increased availability of suitable housing for older people. There should be sufficient housing in the village for older people as they get old!	CH1	Noted. The Policy promotes a mix of housing to meet the needs of all households, including younger single people.	No change.

Colwall NDP Reg 14 Consultation  
Section F (CD4-7, CF1-3, CH1, CRE1) representations and responses

Ref No.	Vote	Draft Policy CH1 Range and Mix of Housing	Subject	Parish Council Consideration	Amendments to NDP to be considered
033	Support	Achieving this is important. Development in Colwall is predominantly large detached houses or provision for the older generations which does nothing to help provide more affordable housing for younger or less affluent people.	CH1	Noted.	No change.
034	Don't know		CH1	Noted.	No change.
036	Support		CH1	Noted.	No change.
037	Support		CH1	Noted.	No change.
038	Support		CH1	Noted.	No change.
039			CH1		
040	Support		CH1	Noted.	No change.
041	Support	Not much evidence of this having happened so far even though stated in Hfds Local Plan Core Strategy though. Will the NDP have more teeth?	CH1	Noted. Planning applications are determined in accordance with the development plan (including the NDP once made) unless material considerations indicate otherwise. Proposals will be determined through the development management process by Herefordshire Council.	No change.
042	Don't know		CH1	Noted.	No change.
043	Object		CH1	Noted	No change.
044	Support	Need for lower priced housing to encourage young people /first time buyers to settle in the village	CH1	Noted. The policy promotes a range of house types and sizes including for younger single people.	No change.

Colwall NDP Reg 14 Consultation  
Section F (CD4-7, CF1-3, CH1, CRE1) representations and responses

Ref No.	Vote	Draft Policy CH1 Range and Mix of Housing	Subject	Parish Council Consideration	Amendments to NDP to be considered
045	Support		CH1	Noted.	No change.
046	Don't know	General policy should minimise the footprint (and cost) of housing. it is a pity in that respect that no other possibilities than individual houses are considered.	CH1	Noted. Design policies in the NDP require new housing to be sensitively designed taking into consideration the local context. Affordable housing will be required for schemes of 10 houses or more in line with policies in the Core Strategy and NPPF subject to viability.	No change.
047	Object		CH1	Noted	No change.
048	Support		CH1	Noted.	No change.
049	Don't know		CH1	Noted.	No change.
050	Support		CH1	Noted.	No change.
054	Support		CH1	Noted.	No change.
057	Support		CH1	Noted.	No change.
058	Support		CH1	Noted.	No change.
059	Support		CH1	Noted.	No change.
060	Support	We don't need any more £6-700,000 houses. We need affordable, accessible, small 2/3 bedroom homes for children of the village and young families who want to start their lives here. We are otherwise in danger of becoming a retirement community. Young'un's are already totally priced out of our community.	CH1	Noted.  The Policy supports a mix of housing to support balanced and inclusive communities. There is a need for housing for older people to take account of the ageing population both locally and across the UK.	No change.

Colwall NDP Reg 14 Consultation  
Section F (CD4-7, CF1-3, CH1, CRE1) representations and responses

Ref No.	Vote	Draft Policy CH1 Range and Mix of Housing	Subject	Parish Council Consideration	Amendments to NDP to be considered
061	Support		CH1	Noted.	No change.
062	Support	Affordable housing should be a priority over old person accommodation.	CH1	Noted. Affordable housing will be required for schemes of 10 houses or more in line with policies in the Core Strategy and NPPF subject to viability.	No change.
063	Support		CH1	Noted.	No change.
064	Support		CH1	Noted.	No change.
065	Support	As stated previously, no 'gated' developments. They don't do anything to encourage the feeling that the occupants wish to integrate into the local community and they seem rather pretentious. (This is the fault of developers, not occupants).	CH1	Noted. Proposals for gated communities will be considered against the design policies in the NDP.	No change.
066	Don't know		CH1	Noted.	No change.
067	Support	We need a lot more affordable housing	CH1	Noted. Affordable housing will be required for schemes of 10 houses or more in line with policies in the Core Strategy and NPPF subject to viability.	No change.
068			CH1		
069	Support		CH1	Noted.	No change.
070	Support		CH1	Noted.	No change.
071	Support		CH1	Noted.	No change.
072	Support		CH1	Noted.	No change.
073	Support	Affordable housing must be provided, so that young people are not priced out of the village.	CH1	Noted. Affordable housing will be required for schemes of 10 houses or more in line with	No change.

Colwall NDP Reg 14 Consultation  
Section F (CD4-7, CF1-3, CH1, CRE1) representations and responses

Ref No.	Vote	Draft Policy CH1 Range and Mix of Housing	Subject	Parish Council Consideration	Amendments to NDP to be considered
				policies in the Core Strategy and NPPF subject to viability.	
074	Support		CH1	Noted.	No change.
075	Support	Affordable housing should be encompassed into any development to allow local people to live in their village.	CH1	Noted. Affordable housing will be required for schemes of 10 houses or more in line with policies in the Core Strategy and NPPF subject to viability.	No change.
076			CH1		
077	Support		CH1	Noted.	No change.
078	Support	Use of Brownfield sites and small developments up to 9 houses	CH1	Noted. All 'brownfield' sites are being developed first but will not satisfy the target. Inevitably therefore there will be some loss of green space. Affordable housing will be required for schemes of 10 houses or more in line with policies in the Core Strategy and NPPF subject to viability. Small schemes are unlikely to deliver affordable housing.	No change.
079	Don't know		CH1	Noted.	No change.
080	Support	See 108	CH1	Noted.	No change.
081	Support	See 108	CH1	Noted.	No change.
082	Support	See 108	CH1	Noted.	No change.
083	Support	See 108	CH1	Noted.	No change.
084	Support	See 108	CH1	Noted.	No change.
085	Support	See 108	CH1	Noted.	No change.

Colwall NDP Reg 14 Consultation  
Section F (CD4-7, CF1-3, CH1, CRE1) representations and responses

Ref No.	Vote	Draft Policy CH1 Range and Mix of Housing	Subject	Parish Council Consideration	Amendments to NDP to be considered
086	Support		CH1	Noted.	No change.
087	Support		CH1	Noted.	No change.
088	Support		CH1	Noted.	No change.
089	Support		CH1	Noted.	No change.
095	Support		CH1	Noted.	No change.
096	Don't know		CH1	Noted.	No change.
097	Don't know		CH1	Noted.	No change.
108	n/a	Draft Policy CH1 Range and Mix of Housing Support Particularly in consideration of Aims 8,9 - Paramount importance of health and safety for all age groups including the elderly and key implications eg. For all transport type users – pedestrians included. We understand that important Nursing and Retirement Home provisions have already exceeded targets and expectations and so should be a factor in support lower targets for other housing type developments. No major housing developments and NOT on green fields and for the avoidance of doubt – no more than 3 ideally and strictly no more than 9 houses represents a major development. Recognition that AONB and protected heritage infrastructures are practical constraints on developments and traffic and environment capacity. More emphasis on higher density solutions for existing brownfield sites and any low utilisation business/other public sites eg churches, library etc. Potential for combined and mobile public services provision. Developments should only be via directly accessing Major roads and no new access points on Minor roads	CH1	Noted. All 'brownfield' sites are being developed first but will not satisfy the target. Inevitably therefore there will be some loss of green space. Affordable housing will be required for schemes of 10 houses or more in line with policies in the Core Strategy and NPPF subject to viability. Small schemes are unlikely to deliver affordable housing.  Other NDP policies including detailed design policies will apply.	No change.

Colwall NDP Reg 14 Consultation  
 Section F (CD4-7, CF1-3, CH1, CRE1) representations and responses

Ref No.	Vote	Draft Policy CH1 Range and Mix of Housing	Subject	Parish Council Consideration	Amendments to NDP to be considered
176	n/a	<p>Housing <u>provision of all kinds</u> viz – homes for all ages; all types of household composition and all levels of incomes <u>should be the aim</u> of the plan’s recommendation.  <u>Market provision will not achieve this aim</u> as long as the <u>present definition of affordable</u> is used as the probability of Colwall <u>becoming a dormitory settlement increases</u>.  <u>Public provision for rent</u> would increase the possibility of <u>sustaining valued community features</u>; not least having a “village school” for children living in the village.  <u>The plan</u> report, impressively well, to the consultation launch on 31<sup>st</sup> January <u>should be reviewed</u> to take account of the effect on the proposals e.g.</p> <ol style="list-style-type: none"> <li>1. The <u>future use of the Walwyn Rd</u> (bottling plant) <u>site</u>.</li> <li>2. The proposals for <u>changes in Chevenham Close</u>.</li> <li>3. The overall <u>safety standards</u> needed to improve <u>existing roads and pavements</u>, and those to <u>ensure such standards for future alterations</u>.</li> </ol>	CH1	<p>Noted.</p> <p>The Policy promotes a suitable mix of housing.</p> <p>Affordable housing will be required for schemes of 10 houses or more in line with policies in the Core Strategy and NPPF subject to viability.</p> <p>The NDP will consider the latest position with regard to the former bottling plant and includes proposals for improving traffic and road safety.</p>	No change.

Ref No.	Vote	Draft Policy CRE1 - Renewable Energy Schemes	Subject	Parish Council Consideration	Amendments to NDP to be considered
001	Support		CRE1	Noted.	No change.
004	Support		CRE1	Noted.	No change.
005	Support		CRE1	Noted.	No change.
006	Support		CRE1	Noted.	No change.
007	Support		CRE1	Noted.	No change.
008	Don't know		CRE1	Noted.	No change.
009	Support		CRE1	Noted.	No change.
010	Support		CRE1	Noted.	No change.



Colwall NDP Reg 14 Consultation  
Section F (CD4-7, CF1-3, CH1, CRE1) representations and responses

Ref No.	Vote	Draft Policy CRE1 - Renewable Energy Schemes	Subject	Parish Council Consideration	Amendments to NDP to be considered
011	Support		CRE1	Noted.	No change.
012	Support		CRE1	Noted.	No change.
013	Object	This is OK as far as it goes but why no mention of ground source heating?	CRE1	Noted. The policy refers to renewable energy schemes and community energy schemes and this could include a range of technologies including ground source heat pumps.	No change.
014	Support	In line with national policies. Important to encourage where possible.	CRE1	Noted.	No change.
016	Support		CRE1	Noted.	No change.
017	Support		CRE1	Noted.	No change.
018	Don't know		CRE1	Noted.	No change.
019	Don't know	Some concerns at potential for large scale and/or unsightly schemes	CRE1	Noted. Development proposals will be assessed against other policies in the NDP including those related to design and protection of landscape character.	No change.
020	Support		CRE1	Noted.	No change.
021	Support		CRE1	Noted.	No change.
022	Don't know		CRE1	Noted.	No change.
023	Don't know		CRE1	Noted.	No change.
024	Don't know		CRE1	Noted.	No change.

Colwall NDP Reg 14 Consultation  
Section F (CD4-7, CF1-3, CH1, CRE1) representations and responses

Ref No.	Vote	Draft Policy CRE1 - Renewable Energy Schemes	Subject	Parish Council Consideration	Amendments to NDP to be considered
025	Support		CRE1	Noted.	No change.
027	Support	Suggest inclusion of text referring to the desirability of solar panels being positioned in a simple linear or symmetrical arrangement on roofs.	CRE1	Accepted. Insert further text as suggested.	Amend NDP.  Amend Policy CRE1: Insert further text: ... from higher ground. Panels should be positioned in a simple linear or symmetrical arrangement on roofs preferably covering a whole plane of roof. Panels should be matt black including the panel borders"
028	Don't know		CRE1	Noted.	No change.
030	Support		CRE1	Noted.	No change.
031	Support		CRE1	Noted.	No change.
032	Support		CRE1	Noted.	No change.
033	Support	No comment	CRE1	Noted.	No change.
034	Support	Not very ambitious (!) but sufficient	CRE1	Noted.	No change.
035	Support		CRE1	Noted.	No change.
036	Support		CRE1	Noted.	No change.
037	Support		CRE1	Noted.	No change.
038	Support		CRE1	Noted.	No change.
040	Support		CRE1	Noted.	No change.
041	Don't know	"energy efficiency" is a woolly term. It is more efficient to reduce energy use for space heating by ensuring far better building fabric than current building regulations. Could you consider making all dwellings meet a better standard such as AECB silver or gold standard before renewable energy is tacked on.	CRE1	Not accepted.  NDPs are not allowed to include technical standards eg for energy efficiency but proposals will be required to	No change.

Colwall NDP Reg 14 Consultation  
Section F (CD4-7, CF1-3, CH1, CRE1) representations and responses

Ref No.	Vote	Draft Policy CRE1 - Renewable Energy Schemes	Subject	Parish Council Consideration	Amendments to NDP to be considered
				meet standards as set out in Building Regulations.	
042	Don't know		CRE1	Noted.	No change.
043	Support		CRE1	Noted.	No change.
044	Support	Neede	CRE1	Noted.	No change.
045	Support		CRE1	Noted.	No change.
046	Don't know	It should more strongly supportive to low energy dwelling.	CRE1	Noted. This is included in the final paragraph of the Policy.	No change.
047	Don't know		CRE1	Noted.	No change.
048	Support		CRE1	Noted.	No change.
049	Don't know		CRE1	Noted.	No change.
050	Don't know		CRE1	Noted.	No change.
052	Don't know		CRE1	Noted.	No change.
054	Support		CRE1	Noted.	No change.
057	Support		CRE1	Noted.	No change.
058	Support		CRE1	Noted.	No change.
059	Support		CRE1	Noted.	No change.
060	Support		CRE1	Noted.	No change.
061	Support		CRE1	Noted.	No change.
062	Support		CRE1	Noted.	No change.
063	Support		CRE1	Noted.	No change.
064	Support		CRE1	Noted.	No change.
065	Support		CRE1	Noted.	No change.

Colwall NDP Reg 14 Consultation  
Section F (CD4-7, CF1-3, CH1, CRE1) representations and responses

Ref No.	Vote	Draft Policy CRE1 - Renewable Energy Schemes	Subject	Parish Council Consideration	Amendments to NDP to be considered
066	Don't know		CRE1	Noted.	No change.
067	Support	I would support any renewable energy schemes apart from wind turbines	CRE1	Noted.	No change.
069	Support		CRE1	Noted.	No change.
070	Support		CRE1	Noted.	No change.
071	Don't know	I feel renewable energy schemes should be supported as much as possible even if there is a small amount of visual impact.	CRE1	Noted.	No change.
072	Support		CRE1	Noted.	No change.
073	Support	Renewable energy schemes should not be discouraged by overly fastidious conservation rules. Also, throughout the developments energy efficiency should be emphasised.	CRE1	Noted.	No change.
074	Support		CRE1	Noted.	No change.
075	Support	Individual schemes should be encouraged.	CRE1	Noted.	No change.
077	Support		CRE1	Noted.	No change.
078	Don't know		CRE1	Noted.	No change.
079	Support		CRE1	Noted.	No change.
080	Don't know	See Ref 108	CRE1	Noted.	No change.
081	Don't know	See Ref 108	CRE1	Noted.	No change.
082	Don't know	See Ref 108	CRE1	Noted.	No change.
083	Don't know	See Ref 108	CRE1	Noted.	No change.
084	Don't know	See Ref 108	CRE1	Noted.	No change.
085	Don't know	See Ref 108	CRE1	Noted.	No change.

Colwall NDP Reg 14 Consultation  
 Section F (CD4-7, CF1-3, CH1, CRE1) representations and responses

Ref No.	Vote	Draft Policy CRE1 - Renewable Energy Schemes	Subject	Parish Council Consideration	Amendments to NDP to be considered
086	Support		CRE1	Noted.	No change.
087	Support		CRE1	Noted.	No change.
088	Support		CRE1	Noted.	No change.
089	Support		CRE1	Noted.	No change.
095	Support		CRE1	Noted.	No change.
096	Support		CRE1	Noted.	No change.
097	Support		CRE1	Noted.	No change.
108	n/a	<p>Draft Policy CRE1 - Renewable Energy Schemes</p> <p>Don't Know</p> <p>Broadly support these aims but need to be subservient in priority and in context to the stipulated aims of an AONB/Conservation area – so accept that compromises may need to be made to preserve AONB heritage</p>	CRE1	<p>Noted.</p> <p>This is addressed in the final paragraph of the policy.</p>	No change.