

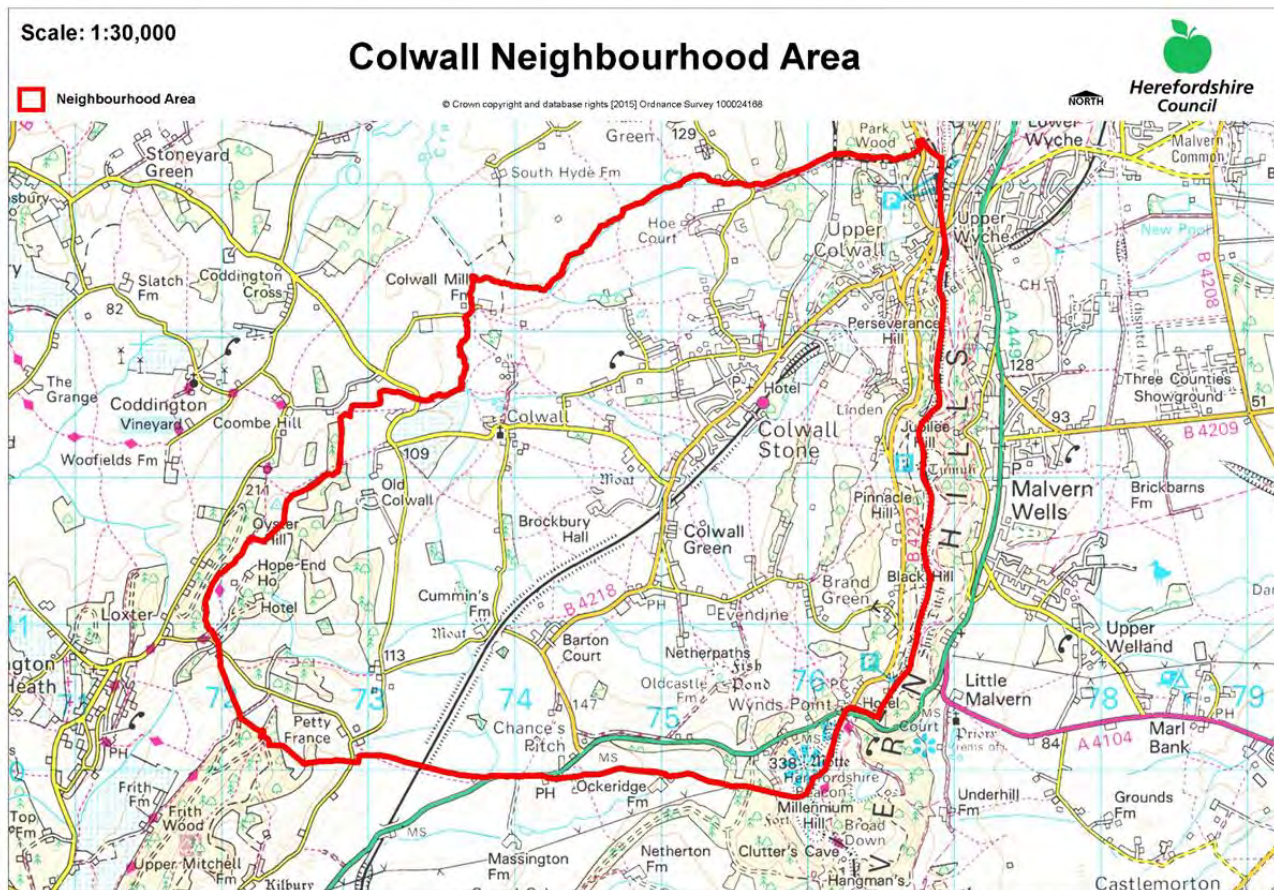
Colwall Neighbourhood Development Plan 2011 - 2031 Consultation Statement



Colwall Parish Council
with assistance from



Map 1 Colwall Designated Neighbourhood Area



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1.0 Introduction and Background

1.1 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)¹ (as amended). Regulation 22 (2) defines a “consultation statement” as *a document which –*

- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
- (b) explains how they were consulted;*
- (c) summarises the main issues and concerns raised by the persons consulted; and*
- (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*

1.2 National Planning Practice Guidance provides further advice:

"A qualifying body should be inclusive and open in the preparation of its Neighbourhood Plan (or Order) and ensure that the wide community:

- Is kept fully informed of what is being proposed*
- Is able to make their views known throughout the process*
- Has opportunities to be actively involved in shaping the emerging Neighbourhood Plan (or Order)*
- Is made aware of how their views have informed the draft Neighbourhood Plan (or Order).*

(Reference ID: 41-047-20140306)

1.3 Colwall Neighbourhood Development Plan has been prepared in response to the Localism Act 2011, which gives parish councils and other relevant bodies, new powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this Framework. Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings.

1.4 The Parish Council applied to Herefordshire Council for designation of the Parish as a neighbourhood area in July 2012. The application for designation was approved on 17 September 2012. The Designated Area follows the Parish Boundary and is shown on Map 1 above.

¹ <http://www.legislation.gov.uk/uksi/2012/637/contents/made>

- 1.5 A steering group was set up to progress work on the neighbourhood plan on behalf of the Parish Council. The group has met regularly throughout the plan preparation process.
- 1.6 A significant piece of early work used to inform the NDP was the Landscape Sensitivity and Capacity Assessment (LSCA) work undertaken by landscape consultant Carly Tinkler to inform decisions about the proposed settlement boundary and to identify parcels of land where the landscape would be less sensitive to the impacts of new development. This work included several stages of public consultation and engagement.

2.0 Early Informal Public Consultation, 2013 - 2015

- 2.1 There were several rounds of community engagement and public consultation undertaken at key stages throughout the early preparation of the Draft Plan. These, together with the responses and questions from local residents and stakeholders are set out in **Appendix I**.
- 2.2 A series of open public meetings were held in the village hall to explain progress on the NDP and to discuss any key issues. These meetings were promoted widely through the distribution of flyers circulated to local residents and stakeholder groups including:
 - Colwall Cricket Club
 - British Legion Club
 - Colwall Brownies
 - Colwall Guides
 - Colwall Scout Group
 - Colwall Players
 - Village Hall Mgmt Committee
 - CVS
 - Probus
 - Rotary Club
 - Women's Institute
 - Wyche & Colwall Horticultural Society
 - St James Church
 - Doctors Surgery
 - Primary School
- 2.3 Copies of the flyers, presentations and display material are provided in **Appendix I**. Briefly, the main discussions and emerging themes are provided below:

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

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

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

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

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

Concerns included:

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

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

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

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

2.4 The planning related issues raised in these early meetings informed the general framework for the Draft NDP.

3.0 Informal Consultation on the Emerging First Draft Plan, 2015 - 2017

- 3.1 An emerging draft plan was published for informal, local consultation in late 2015. At around this time there was also a proposal for a new primary school in the village, and the consultation process for the new school proposal was combined with the consultation on the emerging NDP.
- 3.2 A public meeting was held in the village hall on 4th November 2015 at 7.30pm and a copy of the emerging First Draft Plan and a representation form (**see Appendix II**) were placed on the neighbourhood plan website for submitting comments. Copies of the Plan were also available on request from the Parish Clerk and were available at several local locations including Colwall library during normal opening hours and at the Colwall Park, Yew Tree, The Crown, Café Morso, the village hall and the surgery at appropriate times.
- 3.3 There was a high level of response to the plan with written representations from over 100 local residents / households / representatives of local organisations and businesses. The submitted representations together with the Parish Council's responses to these and any resulting changes to the draft plan are set out in a table which is available for viewing and downloading on the neighbourhood plan website <http://www.colwallneighbourhoodplan.org.uk/> . A summary is provided in Appendix II.
- 3.4 A further meeting was held on the 26th November 2015 in the Yew Tree public house at the request of Colwall Green residents and 30 attended. Subsequently a petition was received against the development proposals in Colwall Green. Another meeting was held with residents of Cowl Barn Lane and the landscape consultant on 24th March 2016 regarding the LSCA findings in their area.
- 3.5 In February 2017 the Parish Council wrote to local landowners of identified potential sites for housing development and invited their comments about whether they supported their site's possible inclusion as a site allocation, and if so, the timeframe for bringing the site forward. Copies of the letters are provided in Appendix II, together with any responses received from the landowners.

4.0 Regulation 14 Public Consultation Formal Consultation on the Colwall Draft Neighbourhood Development Plan, Thursday 1st February 2018 to Sunday 18th March 2018

4.1 The public consultation on the Colwall Draft Neighbourhood Plan was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, paragraph 14. This states that:

14. Before submitting a plan proposal [or a modification proposal] to the local planning authority, a qualifying body must—
(a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area—
(i) details of the proposals for a neighbourhood development plan [or modification proposal];
(ii) details of where and when the proposals for a neighbourhood development plan [or modification proposal] may be inspected;
(iii) details of how to make representations; .
(iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised; [and]
[(v) in relation to a modification proposal, a statement setting out whether or not the qualifying body consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion;]
(b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan [or modification proposal]; and
(c) send a copy of the proposals for a neighbourhood development plan [or modification proposal] to the local planning authority.

4.2 The Colwall Draft Neighbourhood Plan was published for formal consultation for 6 weeks from 1st February 2018 until 5pm 18th March 2018. The Environmental Report for Strategic Environmental Assessment (SEA) of the Neighbourhood Plan also was published for consultation with Historic England, Natural England and the Environment Agency by Herefordshire Council when the Draft Plan was published.

4.3 The Neighbourhood Development Plan could be viewed and downloaded from the Parish Council website: www.colwallneighbourhoodplan.org.uk . For those without access to a computer, comments could be posted to: The Clerk, Colwall Parish Council, Humble Bee Hall, Hollybush, Ledbury HR8 1ET.

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

4.5 A public event was held on Wednesday 31st January 2018 from 7.30pm to 9.30pm in the village hall, where the Plan was presented and there was an opportunity for questions and answers. Information about this is provided in **Appendix III**.

- 4.6 Screenshots of the NDP web pages are provided in **Appendix IV**.
- 4.7 An e-mail or letter was sent to all Consultation Bodies, providing information about the consultation dates, and the locations where the Draft Plan and accompanying documents could be viewed and downloaded. Copies of the letters were sent or emailed out to local businesses and local community organisations. Respondents were invited to complete the online Survey Monkey response form or to submit completed forms / other comments by email or by post to the Parish Clerk. A copy of the letter and the complete list of Consultation Bodies and other groups / organisations consulted is provided in **Appendix V**. The list of Consultation Bodies was kindly provided by Herefordshire Council.
- 4.8 Herefordshire Council was notified by email about the consultation.

5.0 Summary of Consultation Responses to the Draft Neighbourhood Development Plan

- 5.1 The Regulation 14 public consultation generated a high level of responses from consultation bodies, local residents, businesses and other stakeholders. The responses, together with the Steering Group and Parish Council's consideration and any resulting changes to the Submission NDP are set out in a series of detailed tables which are provided on the NDP website and are provided as an accompanying document to this Consultation Statement.
- 5.2 Herefordshire Council provided several detailed comments relating to suggestions for wording changes to a couple of the Aims and the design related policies. The local planning authority also provided updated housing figures for the NDP housing requirement, taking into account recent commitments. Amendments were made to some of the more detailed and prescriptive design policies including the former CD1 General Design Principles for Development within Colwall Settlement Boundary and the former Policy CD5 Farmsteads. There were also updates to the supporting text and policies relating to highways, parking and cycle storage.
- 5.3 Standard responses or "no comments" were submitted by several consultation bodies including National Grid, the Coal Authority, Environment Agency, and Network Rail.
- 5.4 Historic England was supportive of both the content of the document and the Vision and Aims set out in it. They advised that the emphasis on the conservation of local distinctiveness and the protection of the built environment and rural landscape character including important views is highly commendable. They also commended the approaches taken in the Plan to ensuring that the design of new development takes

cues from the local vernacular. In addition Historic England advised that an additional policy should be included in the NDP to protect archaeological sites and this has been taken on board in the Submission NDP.

- 5.5 Severn Trent provided information about known constraints, sewage capacity and surface water disposal for each of the proposed housing sites as well as general comments. Sports England expressed concern about the loss of the school playing field if the site of the former school was developed for housing and the need for the site allocation map to be defined more clearly. The new school provides replacement playing fields to meet requirements and the map in the Submission Plan has been amended. In addition several more facilities were identified for protection and these have been incorporated into the NDP. Natural England supported the adoption of a landscape sensitivity and capacity approach to the allocation of housing sites and recommended 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. Natural England also supported the policies relating to green infrastructure (GI) and biodiversity.
- 5.6 Many local residents were highly supportive of the NDP and recognised the hard work and commitment of the Steering Group members. However there were also a number of very detailed comments and objections relating to the proposed housing sites and the LSCA.
- 5.7 The main themes of objection were, against development generally, the nature of the development, the reliance on the Landscape Sensitivity and Capacity Assessment to inform site selection, the ability of the roads system to service more development and the inclusion of the Grovesend Site for 37 properties.
- 5.8 The objections against development included that the AONB and Conservation Area status should mean that no development takes place, or that the target should be reduced, or that development should not be allowed outside the historic settlement boundary. Similarly, others thought it was not environmentally sustainable to permit more development or that green fields or farm land should not be used. The NDP Working Group has discussed these concerns with Herefordshire Council and has accepted that there will be no special dispensation for Colwall. The Plan proposes use of brownfield sites first – and at a high density – and therefore no changes are proposed.
- 5.9 The concerns about the nature of development included the need for affordable homes, fewer 5-bed homes, the impact of large developments and plot density. The Plan's approach is to rely on the requirements for affordable housing set out by the Government. This is currently restricted to developments of more than 10 homes and this has led to recent developments being restricted to at least this number when a greater number of smaller, less expensive homes would have been preferred. The Plan includes policies requiring a high standard of design that responds to the plot size and character of the area and local pattern of development. It is proposed to include indicative layouts for the development sites to guide developers.
- 5.10 Many responses expressed concerns about the pre-eminence of the LSCA in choosing development sites and considered sites should be chosen for the standard of access and proximity to services, in particular the new school. However, the NPPF requires us to place 'great weight' on the AONB and this has been done by carrying out and applying the Landscape Sensitivity and Capacity Assessment. The choice of

development sites has been based on consideration of each possible development area in sequence of its LSCA capacity. Where appropriate sites have been rejected for development, and the reasons for this are set out in the Development Table. This is considered robust and defensible and is supported by Natural England and Historic England. It is not therefore proposed to make any changes to the Plan.

- 5.11 There was considerable concern about the ability of the road network to accommodate further development, particularly for the Grovesend site. Whilst accepting that the road system does not provide a desirable level of comfort, the NDP Working Group considers Colwall is a rural area and most of the parish is accessed by narrow country roads which contribute to its attractive nature. In national terms even the Grovesend site proposal for 37 homes is of little significance and the accident records do not indicate they are unsafe. Most complaints about roads received by the Parish Council are about the speed on the large main road through the village. The proposed developments are too small to be able to make any significant contribution to road improvements which would cause further environmental impact and, locally change the ambiance. Consequently, the NDPWG does not propose to alter the mechanism for choosing development sites.
- 5.12 The proposed Grovesend development site generated by far the greatest number of representations and the most developed and argued. However, the representations were primarily concerned with the use of the LSCA to determine development sites and the impact on the narrow lanes and roads in the vicinity and are therefore addressed above.
- 5.13 The Submission version of the Colwall NDP includes a number of detailed changes to Policy wording and supporting text in response to many of the issues raised. In addition the settlement boundary has been amended following further work post Regulation 14 on the LSCA, a Visual Study report and detailed discussions at the Steering Group and Parish Council.

6.0 Further Community Engagement - Post Regulation 14

- 6.1 Due to the significant timescale which has elapsed between the Regulation 14 public consultation and submission, the Steering Group and Parish Council have endeavoured to continue to provide regular updates to the public at Parish Council meetings from 2018 - 2019.
- 6.2 A public meeting was held on Wednesday 22nd January 2019 at 7:30pm in the Village Hall to update local residents and stakeholders on progress on the NDP since the Regulation 14 consultation. A presentation was made summarising the several thousand lines of comments received and changes to potential development sites within the village. There was also a question and answer session. All parishioners and stakeholders were encouraged to come.
- 6.3 **Appendix VI** provides further information about the presentations and discussions at the meeting.
- 6.4 Other Parish Council meetings which were open to the public were held in November and December 2019.

Appendix I

Early Informal Engagement and Public Meetings

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

Copy of flyer



Over to you, Colwall...

Most people will have seen the notices which went up around the village a few months ago advertising the proposed boundary for the area to be covered by Colwall's 'Neighbourhood Development Plan'.

Neighbourhood Development Plans—or Neighbourhood Plans, as they are more generally called—were introduced by the 2011 Localism Act, which made significant changes to the way planning is dealt with. They are developed at Parish rather than County Council level, by the community of people who live and work in the area covered by the Plan.

When complete, Colwall's Neighbourhood Plan will become a statutory planning document: planners will be legally obliged to have regard to it in reaching their decisions over proposed development within the village.

Agreeing the boundary for Colwall's Neighbourhood Plan was part of the initial phase of a process which has been guided by a Parish Council working group. The next and possibly most important phase is collecting your views on what the Plan should contain.

On **Wednesday 27th March 2013 at 7:30pm** there will be a public meeting at which the consultation phase for Colwall's Neighbourhood Development Plan will be launched. The Parish Council urges everyone to come along and have their say. Anyone can suggest policies they would like to see in the Plan. While there are certain rules about policies permitted, at this stage the most important thing is for people to come along with their ideas and get involved.

The consultation process will start with a public meeting in the Village Hall on **Wednesday 27th March at 7:30pm**, to talk about the changes, explain how you can be involved and to answer questions. There will also be a small exhibition which will remain available in the Village Hall lobby until Friday 29th March at 5:00pm.

Anyone who wishes to have a say in how the village should develop over the next 10 to 15 years should attend.

Flyer Circulation List

The flyer was hand delivered to (virtually) every house with the Parish Council's regular Newsletter.

In addition it was delivered to the following local groups:

- Colwall Cricket Club
- British Legion Club
- Colwall Brownies
- Colwall Guides
- Colwall Scout Group
- Colwall Players
- Village Hall Mgmt Committee
- CVS
- Probus
- Rotary Club
- WI
- Wyche & Colwall Horticultural Society
- St James Church
- Doctors Surgery
- School

Copy of Presentation 27th March 2013




NEIGHBOURHOOD DEVELOPMENT PLAN

PUBLIC MEETING
WEDNESDAY 27 MARCH 2013

CHANGES TO PLANNING SYSTEM

Old System	New System
Regional Spatial Strategy	National Planning Policy Framework
Herefordshire Unitary Development Policy	Herefordshire Local Plan
	Colwall Neighbourhood Development Plan
Village Design Statement	Village Design Statement
Parish Plan	Parish Plan
Landscape Character Statement	Landscape Character Statement








COLWALL NEIGHBOURHOOD PLAN

The Colwall Neighbourhood Plan is an extraordinary project – a way of allowing the community to shape it's 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 & The Borders

NEIGHBOURHOOD PLAN DETAILS

- Only a Parish Council can decide to have one
- Area must be agreed by Local Planning Authority – Colwall chose the parish area - approved Dec 2012.
- Deals with land based matters
- Why have one?
 - Opportunity to influence future development
 - Help protect our environment
 - Retain Settlement Boundary
 - Decide where development takes place
 - Colwall parishioners are civic minded
 - Increase, or at least protect, local employment
 - Opportunity to overcome problems
 - Gives us more say over how money is spent (CIL)





NEIGHBOURHOOD PLAN DETAILS

- What's different?
 - Bottom-up
 - No advice from above
 - No restriction on what you can include (some rules)
 - Can be a single issue



NEIGHBOURHOOD PLAN AREA = COLWALL PARISH



Colwall Parish

Neighbourhood Council established under the Localism Act 2011

Colwall Parish Council

Herefordshire Council







NEIGHBOURHOOD PLAN REQUIREMENTS

- Satisfy the 'Basic Conditions'
 - Have regard to national policy
 - Contribute to sustainable development
 - Be in conformity with local (Herefordshire) strategic policies
 - Compatible with human rights & EU obligations
- Consultation Statement
 - Need to demonstrate have consulted adequately



COLWALL PARISH AND THE AONB



COLWALL PARISH AND THE AONB



CONSULTATION PROCESS

- Open to all to comment, suggest or query
- Groups are asked to provide a single joint response
- Don't be limited in your imagination

Please think about

- How you want our area to develop
- If your business, school or organisation needs policies to protect or develop jobs and services
- How we should protect our environment
- Whether the Settlement Boundary should be changed
- How should we consult with you
- What you need to be able to respond

CONSULTATION PROCESS

But, at some stage,

- It must be effective and justified

And it must

- be successful at referendum!

CONSULTATION PROCESS

Timetable

- This consultation – open till 8th May 2013
- Next consultation in the Summer to;
 - Feedback on this one
 - Suggest what may be in the plan
 - Ask for more comments if necessary
- Pre-submission consultation – legal requirement

WHAT WILL WE DO WITH SUGGESTIONS?

- Develop suggestions as necessary, maybe contact proposer
- Check suggestions satisfy Basic Conditions
- Check if mutually exclusive with others
- Check if in total it would be 'too much'
- Add our comments and present at next consultation
- Report to Parish Council with recommendations.



WHAT HAPPENS NEXT?

When approved by Parish Council submit to Herefordshire who;

- Independently review plan and then
- Hold referendum



HOW TO RESPOND

- **Preferred response is by email to colwallneighbourhoodplan@gmail.com**
- Via our website (still being obtained)
- By letter to the Clerk
- Via your parish councillor
- No particular format required
- Include name and contact
- Explain your experience/knowledge
- Sell your idea
- Justify
- Will be made public
- Remember the AONB

Get involved!



HOW TO RESPOND

Colwall Parish Council
COLWALL NEIGHBOURHOOD PLAN
ENQUIRY or RESPONSE FORM
Please email your response to: colwallneighbourhoodplan@gmail.com
or visit our website: www.colwallneighbourhoodplan.co.uk

NAME: _____

ADDRESS (NEEDS TO BE PRINTED): _____

For further information visit www.colwallneighbourhoodplan.co.uk

Colwall Parish Council
COLWALL NEIGHBOURHOOD PLAN
Tell us what you think!

- How do you think our area is doing?
- What are the main issues, concerns or suggestions that relate to the future of the Parish?
- If you are a member of a local group or organisation, please get together and make a group submission!
- How do you think the AONB should be managed (through planning, etc)?
- Should the Colwall AONB be changed, if so how?
- How should we manage the AONB?
- What do you need to be able to deliver?

Please respond by:

- Using the 'make a comment' form on our website and returning to the Colwall Parish Office or by email to: colwallneighbourhoodplan@gmail.com
- Via our website: www.colwallneighbourhoodplan.co.uk
- Via your parish councillor

No particular response format is required however please:

- Explain your views with a clear headline or point to make
- Explain the comments/suggestions you bring to the table
- Check your name, so it can be included in the consultation
- Submit your AONB or the parish link to the corner of the AONB
- Submit your name to the parish office and your suggestion by 31st May 2020.

For more information go to: www.colwallneighbourhoodplan.co.uk



NEIGHBOURHOOD PLAN INFORMATION

We have a website;

www.colwallneighbourhoodplan.org.uk




NEIGHBOURHOOD PLAN ADVICE




Logos for Colwall Parish Council and WSP

NEIGHBOURHOOD PLAN EXAMPLES



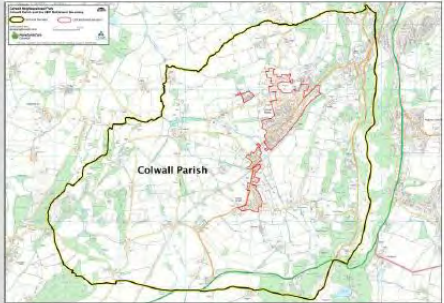
Logos for Colwall Parish Council and WSP

UDP HISTORIC SETTLEMENT BOUNDARY






Logos for Colwall Parish Council and WSP

UDP HISTORIC SETTLEMENT BOUNDARY



Colwall Parish Council






SETTLEMENT BOUNDARY

- There will be one in the Plan
- Not start from scratch, start from existing
- Should we extend the boundary, if so where?
- Should we contract the boundary, if so where?
- Should we designate areas for new housing?
- What about affordable housing?

• **What are your views?**

Colwall Parish Council



NEIGHBOURHOOD PLAN

Question Time

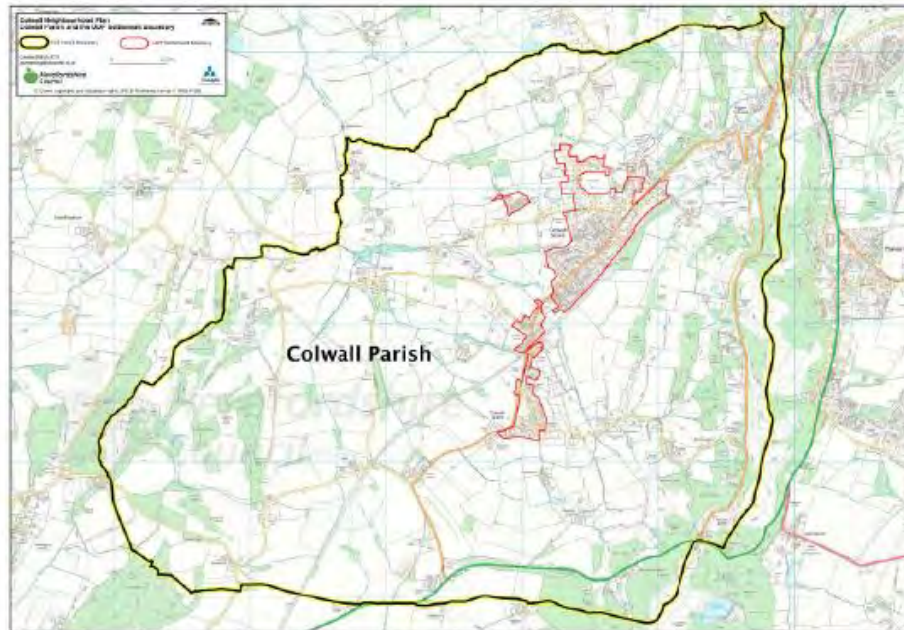
Colwall Parish Council gratefully acknowledges the assistance of
The Malvern Hills AONB and WSP UK Limited

Colwall Parish Council

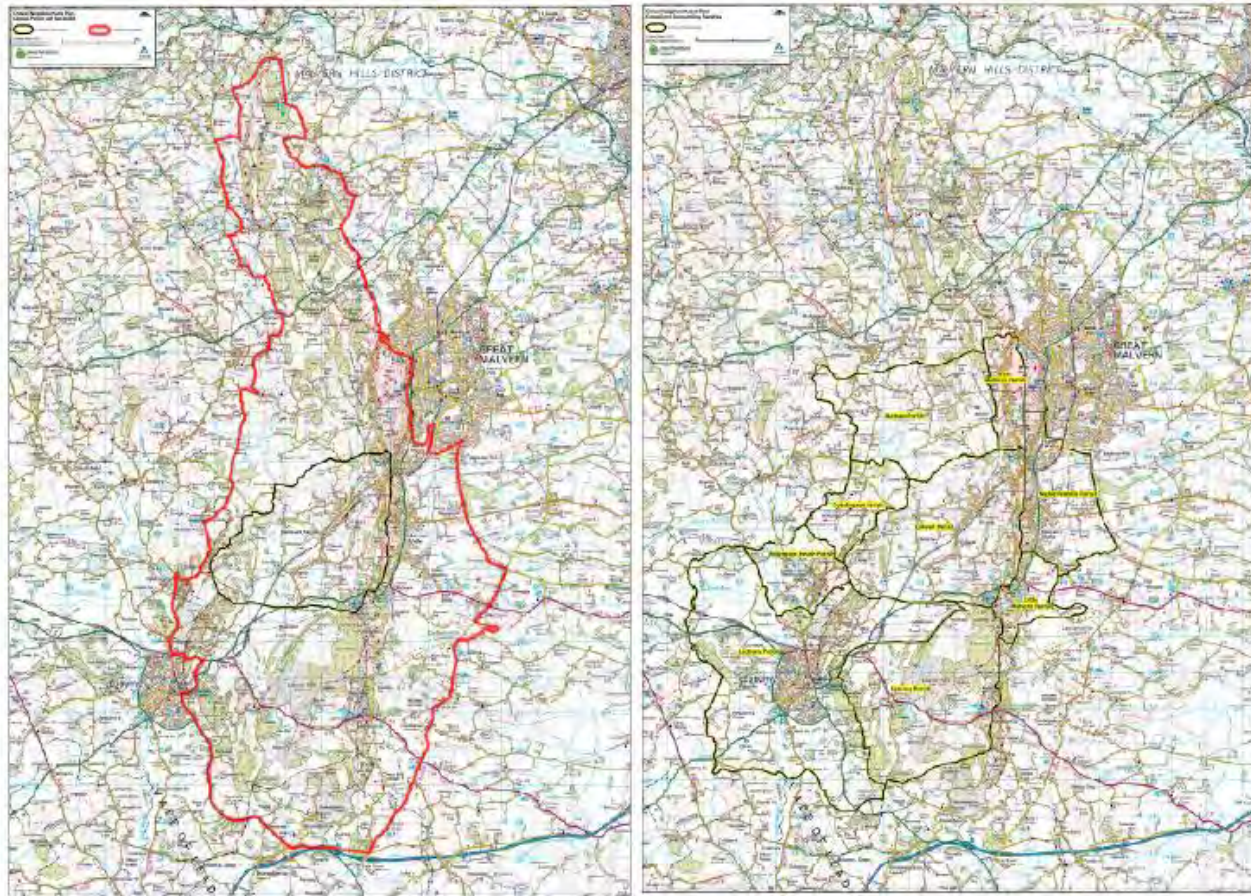


Panels and Display Material

Colwall Neighbourhood Development Plan
Launch of Consultation
Public Meeting and Presentation 27 March 2013

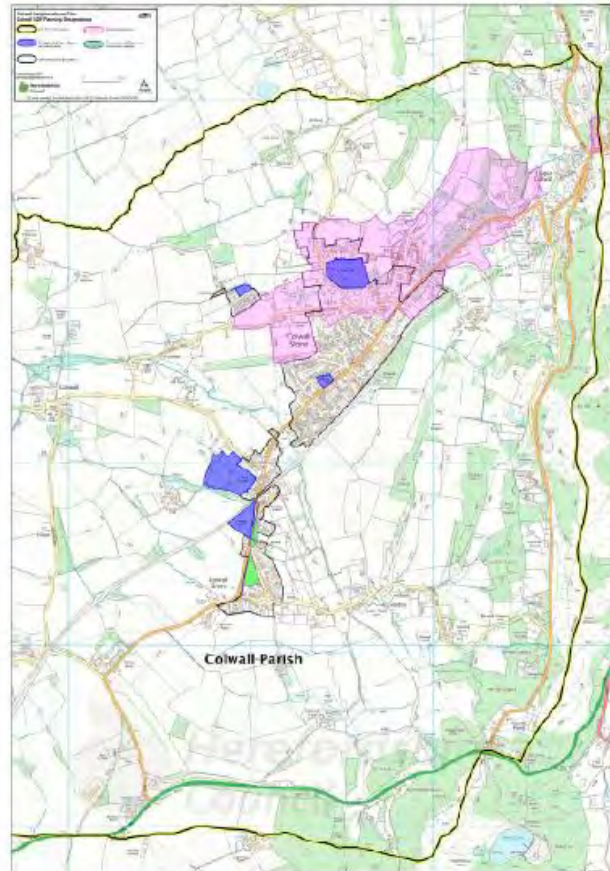


The Neighbourhood Plan area and existing Settlement Boundary



Colwall in the AONB and the surrounding parishes

Colwall Neighbourhood Development Plan
Launch of Consultation
Public Meeting and Presentation 27 March 2013



Extract showing the existing Settlement Boundary and the Conservation Area

**Colwall Neighbourhood Development Plan
Get Involved in its Preparation!**

The Localism Act 2011 brought in Neighbourhood Development Plans, which are statutory planning documents based at parish level. Colwall Parish Council is preparing a Plan based on the area of the Parish.

How does it Work?

The Colwall Neighbourhood Plan is 'owned' and led by the Parish Council and its development is being coordinated by a small steering group of parish councillors.

However the Council will only be guiding the development of the Plan as it will be developed by you, as members of Colwall community - you may live here, work here, go to school here, shop here or have social connections to the Parish. You know your community best and can help in identifying policies to shape the long term future for your Parish.

The Plan is important for everyone because, if a vote at a referendum is successful, it will be the statutory planning document and decisions on planning applications will be required to be made in accordance with your Neighbourhood Plan.

However, your suggestions must be capable of success at a referendum and therefore needs to command agreement from the majority of the community.

How can I get involved?

There are opportunities now and over the coming months for you to engage and contribute to the Plan so please get involved as this is an important opportunity for everyone connected Colwall to help shape your community.

So please tell us what you think!

- How do you want an area to develop?
- Does your business, school or organisation need specific policies to develop in the future?
- (If you are part of a local group or organisation, why not get together and submit suggestions to help your group in the future?)
- How do you think we should protect our environment through planning policies?
- Should the settlement boundary be changed, if so how?
- How should we consult you?
- What do you need to be able to respond?

Please respond by:

- Using the hand written form and returning via the Library, Post Office or by post to: Clerk to Colwall Parish Council, Holfraush Hall, Holfraush, Leicestershire, LE19 1ET
- Email to: colwallneighbourhoodplan@gmail.com
- Via our website: www.colwallneighbourhoodplan.org.uk
- Via your parish council

No particular format is required for the response however please:

- Include your name and a contact telephone or email so we can contact you.
- If you have the experience/knowledge you bring to the issue.
- Champion your idea, as it must be accepted by the community to succeed.
- Remember the AONB, as the parish lies in the centre of the AONB.
- Submit your queries as soon as possible and your suggestions by 8th May 2023.

For more information go to www.colwallneighbourhoodplan.org.uk

How does it Work? How can I get Involved? So please tell us what you think! Please respond by; panels

Colwall Neighbourhood Development Plan
Launch of Consultation
Public Meeting and Presentation 27 March 2013



Exhibition for the public meeting



Presentation – view from the back!



Presentation – view from the front!

COLWALL PARISH COUNCIL

Minutes of the Assembly of the Parish Meeting duly convened and held at the Colwall Village Hall, Mill Lane, Colwall on Wednesday 27th March 2013 at 7.30pm.

1. Welcome and apologies for absence.

The Chairman, Mrs Nicky Carless, welcomed circa 130 members of the Public, 11 members of the Parish Council, the Clerk and Herefordshire County Councillors Carl Attwood and Tony Johnson. Apologies had been received from Councillor Bowring.

2. A presentation to launch the consultation phase of the Colwall Neighbourhood Development Plan.

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

Following the welcome by the Chairman, the meeting was handed over the Councillor John Stock, who undertook a detailed power point presentation which provided an overview of “Neighbourhood Development Plans”.

The presentation

i) Summarised the recent changes to planning regulations :-

Regional planning has been replaced with a National Framework “NPPF”;

at County level there is a local plan which in Herefordshire includes the Core Strategy (which is currently in the consultation phase)

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

ii) What are Neighbourhood Plans?:-

Colwall Parish Council elected during 2012 to have a Neighbourhood Plan; and that the area for the Plan should be based on the Parish boundary.

In October 2012 we received confirmation from Hereford Council that our application to designate Colwall as a Neighbourhood Area had been “Approved” under regulation 7 of the Neighbourhood Planning (General) Regulations 2012, and the Parish Council could proceed with their Neighbourhood Plan.

Neighbourhood Plans deal specifically with land based matters, and are not concerned with other local services such as the provision of health services or the number of buses that serve the village.

The decision to have a Neighbourhood Plan was made as it is the only opportunity we have to influence what happens in the Parish of Colwall. If we chose not to have one, Herefordshire would use their local plan and their own ideas in place of our plan. As their local plan will be less detailed than the statutory planning regulations in the past this could be a problem.

0992

In particular Herefordshire’s local plan will not have designated Settlement Boundaries, as there was in the past and Colwall Parish Council believes our Parish should have one.

By having a Neighbourhood Plan it gives the Parishioners the opportunity to decide where development takes place in the village and to assist organisations and businesses, to protect them and make them more sustainable. A Neighbourhood Plan will give the community of Colwall the opportunity to shape their Parish for the next 10-15 years.

iii) The process – The initial consultation process where we invite Parishioners to put forward their ideas of how they wish to Parish to be developed/shaped over the next few years

These ideas and feedback will be considered following which the Parish Council will formulate what may be in the plan and hold a further consultation, anticipated to be during the summer of 2013, to present the ideas to the community. If necessary there may be a further round of consultation.

The draft plan will then be prepared and following approval by full council it will be submitted to Herefordshire for Examination by an independent examiner. Once approved by the examiner it will be put to a referendum for the Parishioners to vote upon. A majority vote of those who participate in the vote must be achieved for the Development Plan to be ‘made’ and become a statutory planning document.

3. Parishioners Question Time.

There was approximately 40 minutes of Questions and Answers.

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

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

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

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

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

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

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

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

Q. Can development expand outside the Settlement Boundary?

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

0993

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

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

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

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

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

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

Q. What issues should we consider?

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

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

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

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

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

Q. Will the responses you receive be viewable?

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

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

A. Its status will remain unchanged.

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

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

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

A. No this is about development not funding.

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

Q. Who will reconcile differences of opinion?

A. The Independent Examiner.

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

0994

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

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

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

The meeting closed at 8.30 p.m.

Chairman.....

Date.....

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

Copy of Flyer



Over to you, Colwall... Part 2

Your Parish Council is preparing a Neighbourhood Development Plan which, when complete will become a statutory planning document: planners will be legally obliged to have regard to it in reaching their decisions about proposed development in the parish.

Following on from the last public meeting in March, which launched the Plan preparation and consultation, the Parish Council now invites you to a public meeting on, **Thursday 10th October 2013 at 8pm** in the Village Hall

So come and hear about the consultation responses, progress on Herefordshire's Core Strategy, it's requirements for development in Colwall and the Parish Council's proposed approach to development. The results of a Landscape Appraisal will also be presented which looked at the capacity of the landscape to accommodate development. This will be used to consider where the existing Settlement Boundary might be changed.

Your views on these proposals and any other comments are welcomed.

The time table for the Plan development will also be set out and there will be an opportunity to ask questions and to hear how you can be involved.

There will be a small exhibition in the Village Hall lobby (which will remain till the Saturday evening) which will include new information and particularly a plan indicating the results of the landscape appraisal.

See our website at www.colwallneighbourhoodplan.org.uk

Contact us by email to colwallneighbourhoodplan@gmail.com

Copy of Presentation



Colwall Parish Council

NEIGHBOURHOOD DEVELOPMENT PLAN

PUBLIC MEETING
THURSDAY 10TH OCTOBER 2013

NEIGHBOURHOOD PLAN

- Why have one?
 - Opportunity to influence future development
 - Retain our Settlement Boundary
 - Help protect our environment
 - Influence where development takes place
 - Gives us more say over how money is spent (CIL)
 - No alternative



COLWALL NEIGHBOURHOOD PLAN



*First public meeting in March –
Announced intention to prepare Neighbourhood Plan
Start consultation with community*

This one is to present:

- Feedback from March and*
- the Landscape Sensitivity and Capacity Assessment*




NEIGHBOURHOOD PLAN AREA = COLWALL PARISH



CHANGES TO PLANNING SYSTEM

Old system	New system
Regional Spatial Strategy	National Planning Policy Framework
Herefordshire Unitary Development Policy	Herefordshire Local Plan
	Colwall Neighbourhood Development Plan
Village Design Statement	Village Design Statement
Parish Plan	Parish Plan
Landscape Character Statement	Landscape Character Statement



FEEDBACK FROM MARCH 2013 NATURE OF DEVELOPMENT

- problems in 'Shared Housing' and 'Affordability'
- retain all the shops
- retain residential base.
- more attention to colour, texture shape, height, profile, position and size of buildings
- smaller developments in keeping with the village of 1, 2 and 3 storey
- small, low to medium density minimize their visual impact
- have rural style, minimise the feel of urban streets
- more housing in the village for young families, no more retirement flats.
- edge of settlement should have a lower density of housing and not housing estates.
- more affordable and social rented housing in the village
- should meet the highest BREEAM standards.
- provision for small scale workshops
- more provision for recreation and social interaction
- protect existing shops, licensed premises or business units from conversion




FEEDBACK FROM MARCH 2013 SETTLEMENT BOUNDARY

- don't develop land adjoining Brook House / Brookmill Close as floods
- avoid village being annexed to the nearby town
- be ever mindful of the AONB, keep "green rural views", protect green spaces
- protect expansion of school facilities.
- undesirable that the village should become 'fatter,
- existing settlement boundary should not be changed
- develop land in Mill Lane, develop next to the village hall.
- no development along Old Church Road
- take into account of the narrow, and/or steep, road access
- some very limited building and would be welcome
- loosen the settlement boundaries to include hamlets
- protect orchards, Colwall Green and other areas of high wildlife value
- no development to the south west of the railway line
- infill behind the Winnings, village hall and between Colwall Green and railway.
- develop 'hamlets' eg Cummins, Flapgate, Chance's Pitch and Petty France.



NEIGHBOURHOOD PLAN EXAMINATION REQUIREMENTS

- Satisfy the 'Basic Conditions'
 - Have regard to national policy
 - Contribute to sustainable development
 - **Be in conformity with local strategic policies**
 - Compatible with human rights & EU obligations
- Policies must be
 - Justified and
 - effective
- Consultation Statement
 - Need to demonstrate have consulted adequately



FEEDBACK FROM MARCH 2013 OTHER

- refer to Landscape Character Assessment in local plan
- designate Colwall Green as a Site of Special Scientific Interest
- extend conservation area to cover Colwall Green and orchards behind the housing front
- existing footpaths be actively preserved and maintained
- increase services/infrastructure to match population increase
- make more imaginative use of green space in the village
- encourage cycling,
- trees to be a key landscape feature of the village,
- reinstate the Village Tree Warden



HEREFORDSHIRE CORE STRATEGY

Herefordshire Local Plan
Core Strategy 2011 - 2031




As Revised by;
Draft Core Strategy Version for Cabinet July 2013

Now at the Pre- Submission Publication Stage



FEEDBACK FROM MARCH 2013 HIGHWAYS

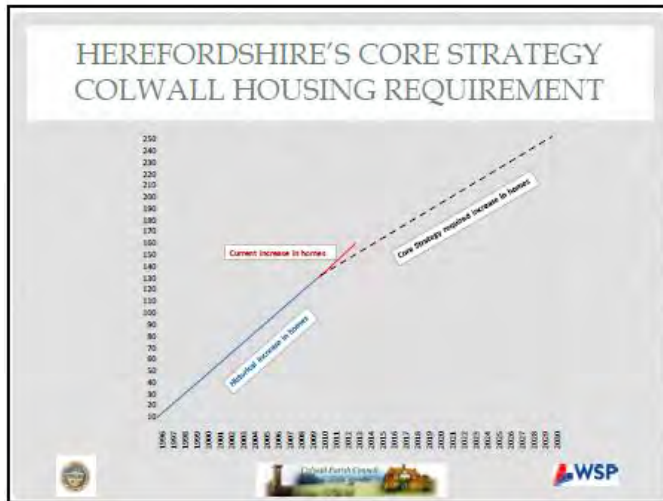
- parking along Colwall Green is a serious problem
- pedestrianise the immediate area outside the school gate.
- sort out the large puddle opposite the Thai Restaurant.
- provide traffic calming measures particularly along Walwyn Road,
- increase pavement widths, particularly, around the junctions
- ban all permanent traffic lights and unnecessary street lights



HEREFORDSHIRE'S CORE STRATEGY DEVELOPMENT REQUIREMENTS

- 5,300 additional homes needed in Herefordshire by 2031
- Equates to about 130 extra homes in Colwall by 2031
- 27 provided already
- leaves 100 by 2031 or 5 1/2 homes per year
- Perhaps 40 can be provided inside Settlement Boundary
- **extend the Settlement Boundary for remaining 60**
- **But where? and**
- **What about the impact on the landscape?**





PRELIMINARY ASSESSMENT OF SETTLEMENT BOUNDARY LANDSCAPE ASSESSMENT

Colwall Neighbourhood Development Plan
Preliminary Assessment of
Settlement Boundary
Landscape Assessment

March 2015

WSP



LANDSCAPE ASSESSMENT GRANT

Part of the "Supporting Communities in Neighbourhood Planning Programme"


Funded by DCLG

Delivered by Locality in partnership with;

- Royal Town Planning Institute
- Planning Aid England
- Community Development Foundation
- Urban Vision Enterprise
- Eden Project
- URS

WSP

COLWALL PARISH LANDSCAPE CHARACTER STATEMENT



Landscape Character Statement
for the Parish of Colwall

malvern hills
landscape & planning consultants

Colwall Parish Council

WSP

DETAILED ASSESSMENT OF SETTLEMENT BOUNDARY LANDSCAPE ASSESSMENT

Relates **only** to area around the Settlement Boundary
Only considered in relation to the **landscape**

- Builds on Landscape Character Statement and
- Preliminary Settlement Boundary Landscape Assessment


Carried out by:

- Carly Tinkler
- Chartered Member of the Landscape Institute
- A judge for this year's Landscape Institute Awards!

Colwall Parish Council

WSP

DETAILED ASSESSMENT OF SETTLEMENT BOUNDARY LANDSCAPE ASSESSMENT



Colwall Parish Council

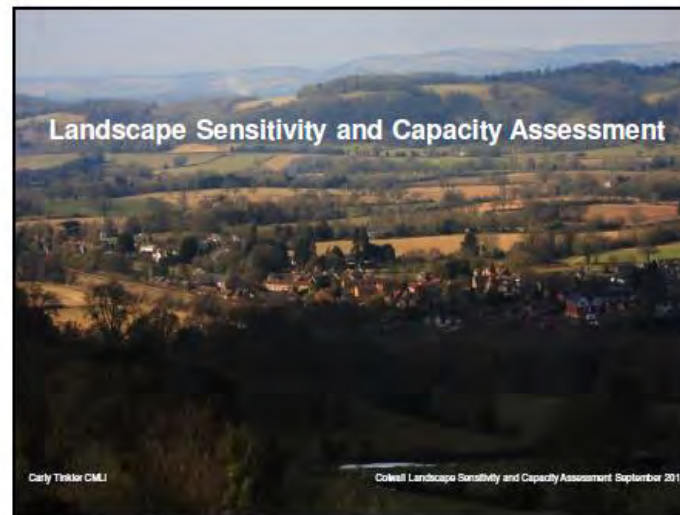
WSP

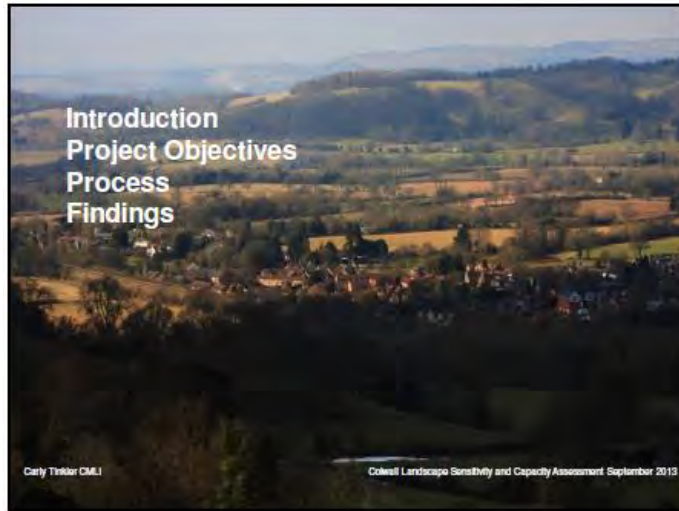
NATURE OF DEVELOPMENT

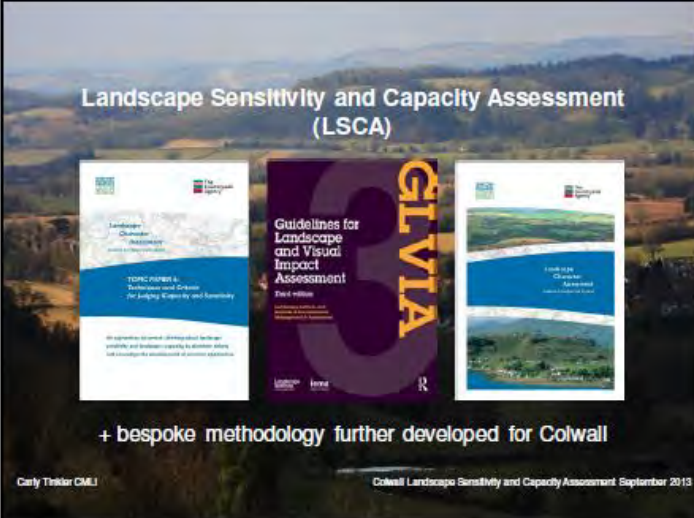


Colwall Parish Council

WSP





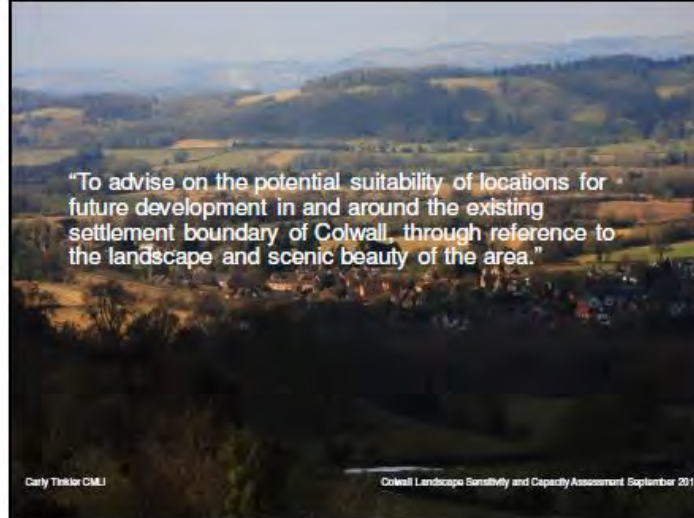


Landscape Sensitivity and Capacity Assessment (LSCA)

Three report covers are displayed: 'Landscape Character Assessment', 'Guidelines for Landscape and Visual Impact Assessment', and 'Landscape Character Assessment'. The central cover features the 'GLVIA' logo.

+ bespoke methodology further developed for Colwall

Carly Thirkler CMLJ Colwall Landscape Sensitivity and Capacity Assessment September 2013



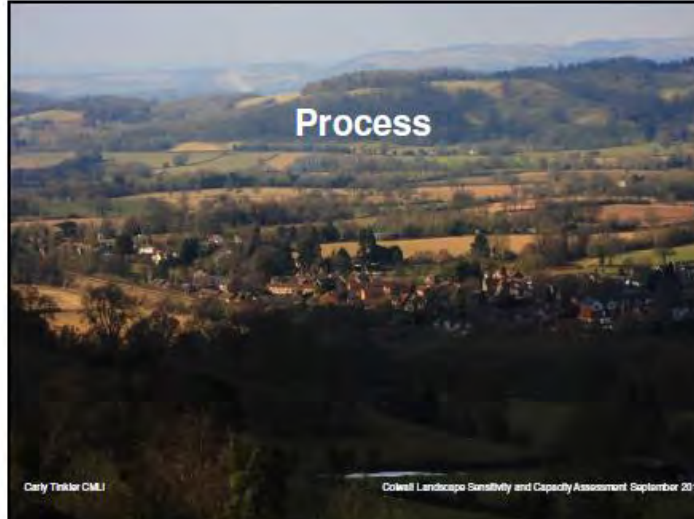
"To advise on the potential suitability of locations for future development in and around the existing settlement boundary of Colwall, through reference to the landscape and scenic beauty of the area."

Carly Thirkler CMLJ Colwall Landscape Sensitivity and Capacity Assessment September 2013



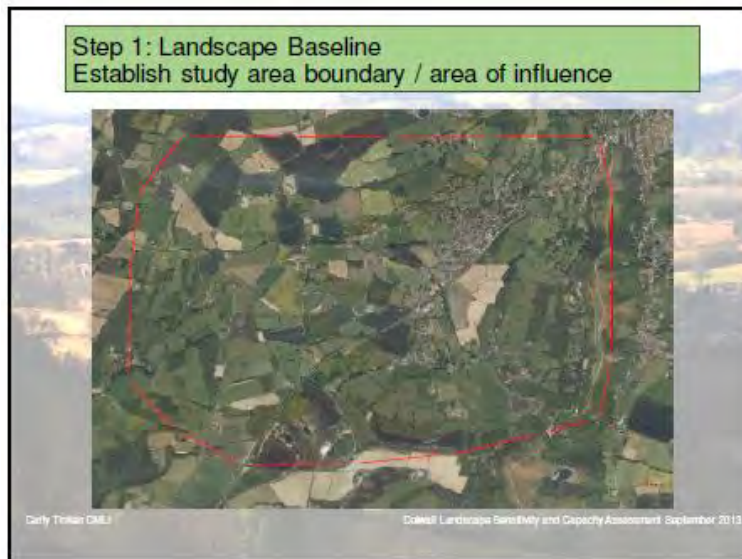
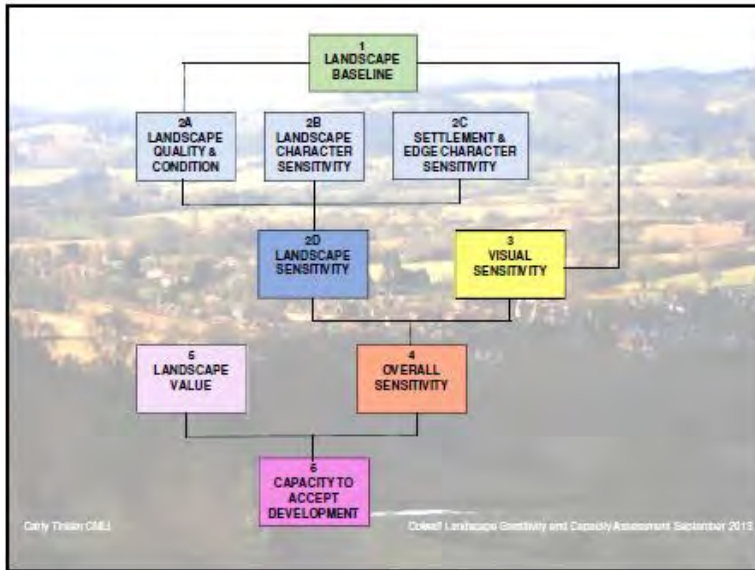
Landscape Value

Carly Thirkler CMLJ Colwall Landscape Sensitivity and Capacity Assessment September 2013



Process

Carly Thirkler CMLJ Colwall Landscape Sensitivity and Capacity Assessment September 2013



Step 1: Landscape Baseline Baseline data gathering and desktop research

Colwall Landscape Sensitivity and Capacity Assessment September 2013

Step 1: Landscape Baseline High-level mapping of baseline information

Colwall Landscape Sensitivity and Capacity Assessment September 2013

Step 1: Landscape Baseline Site survey and assessment

Establish local landscape character areas

Colwall Landscape Sensitivity and Capacity Assessment September 2013


Step 1: Landscape Baseline Site survey and assessment

Settlement and edge character

Colwall Landscape Sensitivity and Capacity Assessment September 2013

**Step 1: Landscape Baseline
Site survey and assessment**

Identify individual study areas based on characteristics



Carly Tinsler CML Colwall Landscape Sensitivity and Capacity Assessment September 2013

**Step 1: Landscape Baseline
Site survey and assessment**


Views and visibility



Carly Tinsler CML Colwall Landscape Sensitivity and Capacity Assessment September 2013

**Step 1: Landscape Baseline
Site survey and assessment**


Local landscape character



Carly Tinsler CML Colwall Landscape Sensitivity and Capacity Assessment September 2013

**Step 1: Landscape Baseline
Site survey and assessment**

Nature conservation and biodiversity



Carly Tinsler CML Colwall Landscape Sensitivity and Capacity Assessment September 2013

Step 1: Landscape Baseline Site survey and assessment

Green Infrastructure

Access, recreation, leisure Wildlife habitats and access Setting and context

Energy production Food production Flood attenuation

Carly Tinker CML Colwall Landscape Sensitivity and Capacity Assessment, September 2013

Step 2: Evaluate landscape character sensitivity

High Moderate Low

High Moderate Low

Carly Tinker CML Colwall Landscape Sensitivity and Capacity Assessment, September 2013

Step 3: Evaluate visual sensitivity

All sites in the study area are in the Malvern Hills AONB and lie within sight of 'Exceptional' and 'Special' views from the Malvern Hills. **Some** sites in the study area are identified as within sight of 'Important View In to / Out of Village'

High Moderate Low

Carly Tinker CML Colwall Landscape Sensitivity and Capacity Assessment, September 2013

Step 6: Evaluate overall capacity to accept development

MATRIX OF OVERALL LANDSCAPE CAPACITY CATEGORIES

Overall Sensitivity	High	MEDIUM	LOW TO MEDIUM	LOW
	Moderate	MEDIUM TO HIGH	MEDIUM	LOW TO MEDIUM
	Low	HIGH	MEDIUM TO HIGH	MEDIUM
		Low	Moderate	High
		Landscape Value		

Carly Tinker CML Colwall Landscape Sensitivity and Capacity Assessment, September 2013

Step 4: Calculate overall sensitivity

High Moderate Low

High Moderate Low

Carly Tricker CML | Colwall Landscape Sensitivity and Capacity Assessment September 2013

Step 7: Area summary tables

AREA SUMMARY TABLE

SITE REF	LANDSCAPE SENSITIVITY	VISUAL SENSITIVITY	OVERALL SENSITIVITY		LANDSCAPE VALUE	OVERALL CAPACITY
9A	MODERATE TO LOW	MODERATE TO LOW	MODERATE	LOW	MODERATE TO LOW	MEDIUM TO HIGH

(Area 9A Summary)

Carly Tricker CML | Colwall Landscape Sensitivity and Capacity Assessment September 2013

Step 5: Calculate landscape value

STEP 5 LANDSCAPE VALUE				
LANDSCAPE DESIGNATIONS	Malsam Hill AONB	HIGH		
DESIGNATED SCENIC VALUE	Malsam Hill AONB	HIGH		
LOCAL SCENIC VALUE	Based on Baseline Landscape Information in Step 1		MODERATE	LOW
LANDSCAPE CHARACTER VALUE	Based on Value in 2A		MODERATE	LOW
LANDSCAPE VALUE	Based on value in 2B & using criteria in Table 4		MODERATE	LOW
GREEN INFRASTRUCTURE FUNCTION VALUE	Based on factors in Section 1		MODERATE	LOW
PUBLIC AMENITY VALUE	Based on factors in Section 1		MODERATE	LOW
6. LANDSCAPE VALUE (HIGH / MODERATE / LOW)			MODERATE	LOW

(Area 9A Summary of landscape value)

Carly Tricker CML | Colwall Landscape Sensitivity and Capacity Assessment September 2013

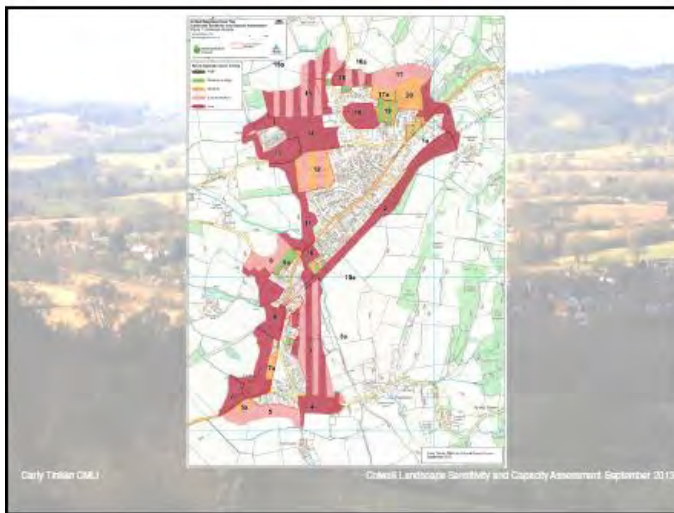
Summary of Findings

Carly Tricker CML | Colwall Landscape Sensitivity and Capacity Assessment September 2013

ALL AREAS SUMMARY TABLE

SITE REF	LANDSCAPE SENSITIVITY	VISUAL SENSITIVITY	OVERALL SENSITIVITY	LANDSCAPE VALUE	OVERALL CAPACITY
1	High	High	High	High	High
1A	Moderate	High to Moderate	Moderate	Moderate	Medium to High
2	High	High	High	High	High
3	High to Moderate	High to Moderate	Moderate	High	Low to Medium
3A	Moderate	Moderate to Low	Low	Moderate to Low	Medium to High
4	High	High	High	High	High
5	High to Moderate	High to Moderate	High	Moderate	Low to Medium
5A	Moderate to Low	High to Moderate	Moderate	High to Moderate	Medium
6	High	High to Moderate	High	High	High
7	High	High	High	High	High
8	Moderate	Moderate	Moderate	High to Moderate	Medium
9	High	High	High	High	High
9	High to Moderate	High to Moderate	High	Moderate	Low to Medium
10	Moderate to Low	Moderate to Low	Moderate	Low	Moderate to Low
10A	High	Moderate to Low	Moderate	High to Moderate	Medium to High
11	High	High	High	High	High
12	High to Moderate	High to Moderate	High	Moderate	High to Moderate
13	High	High to Moderate	High	High	High
14	High	High to Moderate	High	High	High
15	High	High to Moderate	High	High to Moderate	Low to Medium
16	Moderate to Low	Moderate to Low	Moderate	Low	Moderate to Low
16	High	High to Moderate	High	High to Moderate	Low to Medium
16A	Moderate to Low	Moderate to Low	Moderate	Low	Moderate to Low
17	High to Moderate	High to Moderate	High	Moderate	Low to Medium
17A	Moderate	Moderate	Moderate	Moderate	Medium
18	High	High to Moderate	High	High to Moderate	Medium to High
19	Moderate	Moderate to Low	Moderate	Moderate	Medium
20	Moderate to Low	Moderate	Moderate	Moderate	Medium

Carly Tinker CML Colwall Landscape Sensitivity and Capacity Assessment September 2013



WHAT HAPPENS NEXT?

- This consultation – open till 30th November 2013
- Next public meeting in the New Year to:
 - Feedback on this one
 - Suggest what may be in the plan
 - Ask for more comments
- Pre-submission consultation – legal requirement
- Submit to Herefordshire who:
 - Arrange independent examination
 - Hold referendum



NATURE OF DEVELOPMENT


Building for Life is the industry standard, endorsed by Government, for well-designed homes and neighbourhoods that local communities, local authorities and developers are invited to use to stimulate conversations about creating good places to live.¹



HOW TO RESPOND

- **Preferred response is by email to colwallneighbourhoodplan@aamil.com**
- Via our website (still being obtained)
- By letter to the Clerk

- No particular format required
- Include name and contact
- Explain your experience/knowledge
- Sell your idea
- Justify
- Will be made public
- Remember the AONB



COLWALL PARISH COUNCIL

Minutes of the Assembly of the Parish Meeting duly convened and held at the Colwall Village Hall, Mill Lane, Colwall on Wednesday 10th October 2013 at 7.30pm.

1. Welcome and apologies for absence.

The Chairman, Mrs Nicky Carless, welcomed circa 140 members of the Public, 11 members of the Parish Council and the Clerk. Apologies had been received from Councillor Haynes.

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

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

Following the welcome by the Chairman, the meeting was handed over to Councillor John Stock, who undertook a detailed power point presentation which provided an update on the feedback from the initial consultation.

The presentation

i) Reiterated the recent changes to planning regulations:-

Regional planning has been replaced with a National Framework “NPPF”;

at County level there is a local plan which in Herefordshire includes the Core Strategy (which is currently in the consultation phase)

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

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

This was divided into 4 main areas of feedback

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

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

- An additional 5300 new homes are required in Herefordshire by 2031.
- This equates to about 130 new homes in Colwall

1075

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

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

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

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

vi) John Stock resumed the presentation and finished by reiterating that the assessment of areas around the settlement boundary for future development is based purely on Landscape Sensitivity and Capacity considerations and does not take into account other factors such as highway access, environmental considerations or flooding etc. In this regard Parishioners were asked to consider the areas identified taking into account

the capacity for potential development and provide feedback to the Parish Council, preferably by the 30th November as a further public meeting is scheduled for the New Year when the Parish Council will be looking to focus on the content of the Colwall Neighbourhood Development Plan,

3. Parishioners Question Time.

There was approximately 45 minutes of Questions and Answers.

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

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

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

A. Yes.

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

A. Because it was felt appropriate to focus on the existing Settlement Boundary. If one of the hamlets currently outside the settlement boundary is put forward for

1076

development then the Parish Council would have a specific LSCA assessment carried out for that area.

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

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

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

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

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

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

Q. Colwall is a very desirable village and affordable housing needs will need to be accommodated within the Parish. What controls if any will the Parish Council have over how those affordable houses are occupied?

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

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

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

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

Councillor Stock closed the meeting and thanked Carly Tinkler for attending and her presentation on the LSCA. Response forms were handed out to all who attended the meeting seeking feedback.

The meeting closed at 9.15 p.m.

Chairman.....

Date.....

3. Assembly of the Parish Meeting at the Colwall Village Hall, Mill Lane, Colwall on 14th January 2015 at 7.30pm.

Copy of Flyer



Over to you, Colwall... Part 3

Your Parish Council is preparing a Neighbourhood Development Plan which, when complete will become a statutory planning document: planners will be legally obliged to have regard to it in reaching their decisions about proposed development in the parish.

Following on from the previous public meetings, the Parish Council now invites you to a public meeting on, **Wednesday 14th January 2015**, in the Village Hall at 7.30pm.

So come and hear about the consultation responses following our last public meeting, progress on Herefordshire's Core Strategy, it's requirements for development in Colwall and the Parish Council's proposed approach to moving the Settlement Boundary to accommodate future development.

Your views on these proposals and any other comments are welcomed. There will be an opportunity to ask questions and to hear how you can be involved.

There will be a small exhibition in the Village Hall lobby which will include a plan setting out the proposed Settlement Boundary

See our website at www.colwallneighbourhoodplan.org.uk

Contact us by email to colwallneighbourhoodplan@gmail.com

Copy of Presentation



NEIGHBOURHOOD DEVELOPMENT PLAN

PUBLIC MEETING
WEDNESDAY 14TH JANUARY 2015

COLWALL NEIGHBOURHOOD PLAN

First public meeting in March 2013
*Announced intention to prepare Neighbourhood Plan
Start consultation with community*


Second public meeting in October 2013
Presented the Landscape Sensitivity and Capacity Assessment

***This one is to present;
Feedback from both meetings and
Present the suggested changes to the
Settlement Boundary***



BRIEF RECAP

Planning system changed – Localism Act 2011
Planning now represented at Parish level
New National Planning Policy Framework (NPPF)
County level reduced (Core Strategy)
No longer support Settlement Boundaries
Colwall Parish Council concluded SB required,
-hence started developing a NDP
NDP must conform with national planning - NPPF and
Herefordshire's Core Strategy




NEIGHBOURHOOD PLAN

- Why have one?
 - Have settlement boundaries
 - Help protect our environment
 - Influence where development takes place
 - Opportunity to influence the design
 - Gives us more say over how money is spent (CIL)
 - No alternative




FEEDBACK

- Identified over 170 individual 'representations'
- Obviously many are similar
- A short explanatory paper in preparation
 - responds to representations
 - readable and informative manner!



FEEDBACK CONCERNS - TOP 90%

22	development density, layout and style
19	choice of development areas
15	AONB & Landscape Sensitivity and Capacity Assessment
11	viability of village (supporting)
10	settlement boundary
10	school issues
10	land for facilities
10	affordable housing and housing mix
8	traffic issues
7	protection of areas
6	development quota
4	Community Infrastructure Levy (CIL)
4	conservation area



HEREFORDSHIRE CORE STRATEGY PROGRESS

The Examination started 23 September 2014 and continues until receipt of the Inspector's report.

Hearing sessions begins
Tuesday 10 February 2015 10am at

Hedley Lodge, Belmont Abbey,
Ruckhall Lane,
Hereford
HR2 9RZ



SETTLEMENT BOUNDARY CHANGES MATTERS TO BE CONSIDERED

Landscape - National Planning Policy Framework (NPPF) and the Area of Outstanding Natural Beauty (AONB)

Development location Core Strategy - Policy RA2

Housing Targets - Core Strategy - Policy RA2

Density of development

Suitability; access, flooding, other constraints etc




NPPF AND THE AONB

NPPF Paragraph 14

"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

.....unless.....specific policies in this Framework indicate development should be restricted."

"For example, those policies relating to sitesland designated as an Area of Outstanding Natural Beauty....."



NPPF AND THE AONB

NPPF Paragraph 115

"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."

NPPF Paragraph 116

"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....."

We therefore need to take full account of the landscape



CORE STRATEGY - NEIGHBOURHOOD DEVELOPMENT PLANS - POLICY RA1

Extracts from Policy RA1 (Page 101)

"All neighbourhood development plans shall aim to provide levels of housing to meet these targets in a locally focused way."



CORE STRATEGY - POLICY RA2

Extracts from Policy RA2 (page 104)

"Housing growthwill be permitted only where the residential development proposal is considered to be locally appropriate by:"

"Ensuring the proposal is located within or adjacent to the main built up area(s) of the village so as to not result in free standing, individual or small groups of dwellings which are obviously detached from, or peripheral to, the main built up area(s);"



CORE STRATEGY HOUSING TARGETS POLICY RA1

Extracts from Policy RA1 (Page 101)

*"Rural Housing Market Area (HMA) - Ledbury
Approx nos dwellings 2011-2031 - 565 - percentage 14%
(additional)"*



HEREFORDSHIRE'S HOUSING TARGETS

Core Strategy extract; Policy SS2 (page 28)

Figure 4.20 Rural housing delivery

Place	New homes
Hereford	6,500
Market towns Bromyard, Kington, Ledbury, Leominster and Ross on Wye	4,700
Rural Villages	5,300
Total	16,500



COLWALL HOUSING TARGET


- Equates to about 156 extra homes in Colwall by 2031
- (but start date is 2011)
- 66 approved already (40%)
- 20 windfalls estimated to occur over remaining 16 years
- Leaves 70 as the 'planned for target' by 2031



COLWALL HOUSING TARGET

- Equates to about 156 extra homes in Colwall by 2031
- (start date is 2011)
- 66 approved already
- 20 windfalls estimated to occur over remaining 16 years
- Leaves 70 as the 'planned for target' by 2031

The question is; where?



BUT WHERE?

- Must give 'Great Weight' to landscape (NPPF)
- Must be 'within or adjacent to the main built up areas' (CS)
- Must plan for 70 additional dwellings
- Cannot be a 'Major' development (NPPF)



DETAILED LANDSCAPE ASSESSMENT



DETAILED LANDSCAPE ASSESSMENT

Detailed Landscape Sensitivity and Capacity Assessment


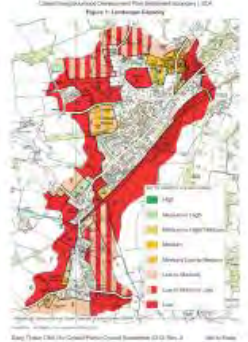
- Relates **only** to area around the Settlement Boundary
- **Only** considers impact of development on the **landscape**

Builds on;

- Village Design Statement,
- Landscape Character Statement and
- Preliminary Settlement Boundary Landscape Assessment



DETAILED LANDSCAPE ASSESSMENT



DETAILED LANDSCAPE ASSESSMENT

Capacity to absorb development without undue damage to the AONB

KEY TO CAPACITY COLOUR CODING

- High
- Medium to High
- Medium to High/ Medium
- Medium
- Medium/ Low to Medium
- Low to Medium
- Low to Medium/ Low
- Low

Suggested limit of acceptability in AONB

PLOT AREAS AFFECTED

Area Ref	Description	Capacity
3a	By school	Medium to High
9a	Village hall to Thal	Medium to High
16a1	Redland Drive	Medium to High
16a2	Redland Drive	Medium to High
1a	Picton Gardens	Medium to High/Medium
10a	Brookmill Close	Medium to High/Medium
19	Cow Barn Lane	Medium to High/Medium
7a	3rd side village green	Medium
20	Downs school	Medium
17a	N of Cow Barn Lane	Medium

IMPACT ON SETTLEMENT BOUNDARY

DENSITY OF DEVELOPMENT

Core Strategy says:

Target net density for County "although this may be less in sensitive areas"	30 to 50 per Ha	CS Policy SS2
Ledbury town (40% affordable)	40 per HA	CS Policy LB2
Ross-on-Wye (40% affordable)	35 per Ha	CS Policy RW.2

Also affected by:

- What's included in the calculation, eg internal roads, schools etc
- Shape of the plot and access possibilities
- Nature of development around the plot, enclosed or open views
- Percentage of Affordable homes 40% (CS Policy H1)

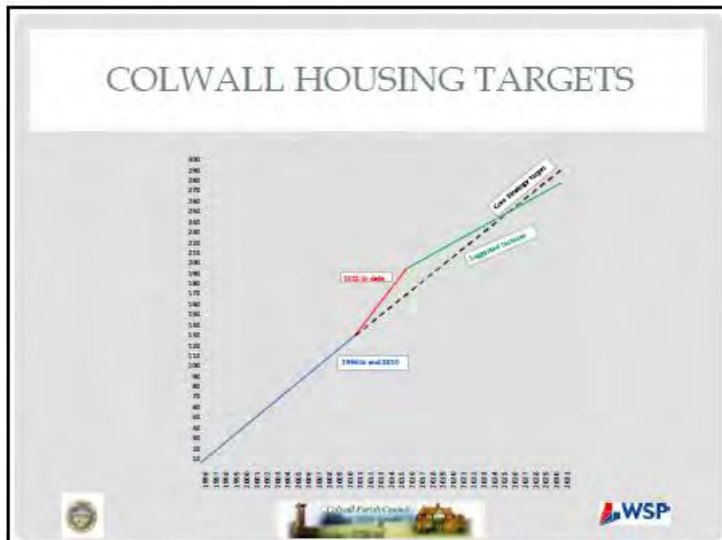
Choice:

20 dwellings per hectare (8 per acre) to match Covent Garden

ADDITIONAL DWELLINGS

Area Ref	Description	Capacity	Additional Dwellings Claim towards Target	Notes
3a	By school	Medium to High	0	Only if not required for educational purposes
9a	Village hall to Thel	Medium to High	21	
16a1	Redland Drive	Medium to High	2	Use 2 to match surrounding property density
16a2	Redland Drive	Medium to High	0	No highway access at present.
1a	Picton Gardens	Medium to High/Medium	11	
10a	Brookmill Close	Medium to High/Medium	0	Already counted as approved
19	Cowl Barn Lane	Medium to High/Medium	15	Using only part of land on East side of lane. Also access limitations
7a	3rd side village green	Medium	12	
20	Downs school	Medium	0	Currently built-up as contains Downs School
17a	N of Cowl Barn Lane	Medium	0	No highway access at present.
	Total		61	

- ### WORKING GROUP PROPOSAL
1. No magic answer
 2. Protects the landscape (Conforms with NPPF)
 3. Almost satisfies the Core Strategy
 4. Is logical and therefore defensible
 5. Involves several small developments
 6. Spread around the main areas



- ### WHAT HAPPENS NEXT?
- This consultation – open till 30th March 2015
- In due course;
- Pre-submission consultation – legal requirement
 - Submit to Herefordshire who;
 - Arrange independent examination
 - Hold referendum

NEIGHBOURHOOD PLAN

Objections

- No magic answer
- All sites have downsides
- Explain why somewhere else is better and can be justified, (may be no Plan)





HOW TO RESPOND

- Preferred response is by email to colwallneighbourhoodplan@gmail.com
- Via our website
- By letter to the Clerk
- No particular format required
- Include name and contact
- Explain your experience/knowledge
- Sell your idea
- Justify
- Will be made public
- Remember the AONB



HOW TO RESPOND



NEIGHBOURHOOD PLAN INFORMATION

We have a website;

www.colwallneighbourhoodplan.org.uk



NEIGHBOURHOOD PLAN

Question Time

Colwall Parish Council gratefully acknowledges the assistance of Herefordshire Council, The Malvern Hills AONB Partnership, WSP UK Limited and the Department of Communities and Local Government



DETAILED LANDSCAPE ASSESSMENT

Capacity to absorb development without undue damage to the AONB

= 61 dwellings

= ?? dwellings

KEY TO CAPACITY COLOUR CODING

- High
- Medium to High
- Medium to High/ Medium
- Medium
- Medium/ Low to Medium
- Low to Medium
- Low to Medium/ Low
- Low

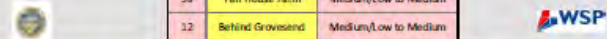
Suggested limit of acceptability in AONB






PLOT AREAS AFFECTED

Area Ref	Description	Capacity
3a	By school	Medium to High
9a	Village hall to Thai	Medium to High
16a1	Redland Drive	Medium to High
16a2	Redland Drive	Medium to High
1a	Picton Gardens	Medium to High/Medium
10a	Brookmill Close	Medium to High/Medium
19	Cowl Barn Lane	Medium to High/Medium
7a	3rd side village green	Medium
20	Downs school	Medium
17a	N of Cowl Barn Lane	Medium
5a	Tan House Farm	Medium/Low to Medium
12	Behind Grovesend	Medium/Low to Medium



ADDITIONAL DWELLINGS

Area Ref	Description	Capacity	Additional Dwellings Claim towards Target	Notes
3a	By school	Medium to High	0	Only if not required for educational purposes
9a	Village hall to Thai	Medium to High	21	
16a1	Redland Drive	Medium to High	3	Use 2 to match surrounding property density
16a2	Redland Drive	Medium to High	0	No highway access at present.
1a	Picton Gardens	Medium to High/Medium	11	
10a	Brookmill Close	Medium to High/Medium	0	Already counted as approved
19	Cowl Barn Lane	Medium to High/Medium	15	Using only part of land on East side of lane. Also access limitations
7a	3rd side village green	Medium	12	
20	Downs school	Medium	0	Currently built-up as contains Downs School
17a	N of Cowl Barn Lane	Medium	0	No highway access at present.
5a	Tan House Farm	Medium/Low to Medium	0	Currently built on
12	Behind Grovesend	Medium/Low to Medium	20	Using only undeveloped land
Total			142	



COLWALL PARISH COUNCIL

Minutes of the Assembly of the Parish Meeting duly convened and held at the Colwall Village Hall, Mill Lane, Colwall on Wednesday 14th January 2015 at 7.30pm.

1. Welcome and apologies for absence.

The Chairman, Mrs Nicky Carless, welcomed circa 75 members of the Public, 4 members of the Parish Council, and the Clerk.
No Apologies had been received by the Clerk.

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

As previously, this event had been widely advertised by Colwall Parish Council. 1,100 flyers had been hand delivered to households in the village advertising this public meeting. A further 200 flyers were available in the library and village shops. Notices and flyers were also exhibited on the 4 public notice boards in the Parish and on the Parish Council website.

Following the welcome by the Chairman, the meeting was handed over to Councillor John Stock, who undertook a detailed power point presentation on Colwalls' Neighbourhood Development Plan.

The presentation

i) Reiterated the recent changes to planning regulations:-

- Regional planning has been replaced with a National Framework "NPPF";
- At County level there is a local plan which in Herefordshire includes the Core Strategy (which has now been submitted to the Examiner for consideration, and the process commences February 2015), within which there are no longer Settlement Boundaries around Towns or Villages.
- And at a parish level there are Neighbourhood Development Plans (also known as Neighbourhood Plans), all of which are statutory planning documents.

Councillor Stock explained that there had been a delay between the last round of public consultation and this one, because the Core Strategy had been delayed following amendments as a result of its' public consultation. On the basis that Neighbourhood Development Plans have

to be "broadly in conformity" with the Core Strategy a decision had been made to wait until the Core Strategy was submitted to the Examiner before further consultation with the Parishioners.

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

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

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

1208

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

iv) Reiterated that Colwall is afforded protection from NPPF Paragraph 14, which states there is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking, unless specific policies in this Framework indicate development should be restricted "For example, those policies relating to sites land designated as an Area of Outstanding Natural Beauty"

and NPPF 116 which states Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest

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

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

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

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

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

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

The LSCA produced 8 grades of output from highest capacity to absorb development to lowest. Taking the top 4 of these 8 (High to Medium capacity to absorb development) this identifies 10 Areas for new dwellings. Taking the assumption of a density of 20 dwellings per hectare ((8 per acre) - to match the Covent Garden development), results in a capacity to absorb an additional 62 dwellings. Each site was tabled together with potential dwelling numbers and also any potential issues with the site.

1209

It was acknowledged that 62 is slightly below the target of 70, but achieves:-
Protecting the landscape (thereby conforming with NPPF),
Almost satisfies the Core Strategy (target),
Is logical and therefore defensible,
Involves several small developments (thereby conforming with NPPF),
And is spread around the main areas (conforming with the Core Strategy).

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

vi) Finished by reiterating that the assessment of areas around the settlement boundary for future development is based purely on Landscape Sensitivity and Capacity considerations and does not take into account other factors such as highway access, environmental considerations

or flooding etc. In this regard Parishioners were asked to consider the areas identified taking into account the capacity for potential development and provide feedback to the Parish Council, preferably by the 30th March 2015.

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

3. Parishioners Question Time.

There was approximately 30 minutes of Questions and Answers.

Q. Will the presentation be added to the website?

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

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

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

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

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

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

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

Q. Will the Conservation Area be maintained?

A. Yes.

Q. Are any areas identified in Upper Colwall?

A. No because the existing Settlement Boundary does not include Upper Colwall and we have assessed the Landscape for Capacity to Absorb Development around the existing Settlement Boundary in order to comply with Policy RA2 of the Emerging Herefordshire Core Strategy which states - "Housing growth will be permitted only

where the residential development proposal is considered to be locally appropriate by ensuring the proposal is located within or adjacent to the main built up area(s) of the village.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A. Because in assessing all the areas adjacent to the existing Settlement Boundary, this area has been assessed and is considered from a Landscape and Sensitivity perspective it is considered to have Medium – High/medium capacity to absorb development. Due to the other issues identified we have assumed a much lower density giving only 15 units in this area.

1211

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

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

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

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

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

The meeting closed at 8.35 p.m.

Chairman.....

Date.....

Copy of Flyer, May 2015

COLWALL PARISH COUNCIL
SCHEDULE OF MEETINGS 2015/16
 Annual Parish Meeting 6/5/2015



Month	Village Amenities Committee	Planning & Development Committee	Finance & General Purposes Committee	Parish Council
MAY		Wednesday 13th		Annual 13/5/15 Wednesday 27th
JUNE	Wednesday 3rd	Wednesday 10th		Wednesday 24th
JULY		Wednesday 15th		Wednesday 29th
AUGUST	Wednesday 5th	Wednesday 12th		Wednesday 26th
SEPTEMBER		Wednesday 9th		Wednesday 30th
OCTOBER	Wednesday 7th	Wednesday 14th		Wednesday 21st
NOVEMBER		Wednesday 11th	Wednesday 18th	Wednesday 25th
DECEMBER	Wednesday 2nd	Wednesday 9th		Wednesday 16th
JANUARY		Wednesday 6th		Wednesday 27th
FEBRUARY	Wednesday 3rd	Wednesday 10th		Wednesday 24th
MARCH		Wednesday 9th		Wednesday 23rd
APRIL	Wednesday 6th	Wednesday 13th	Out-turn Wednesday 20th	Wednesday 27th

Contact the Clerk

Karen Davis
 Humble Bee Hall, Hollybush HR8 1ET
 Tel: 01531 650542 Email: ccpclerk@colwall.org.uk

COLWALL PARISH COUNCIL
NEWSLETTER



Your choice: where should our new primary school go?



Parishioners are urged to come and have their say at the next Colwall Neighbourhood Development Plan (NDP) event at which possible sites for the new Colwall Primary School will be discussed on

Wednesday 4 November 2015 7:30pm to 9:00pm in the Village Hall.

Colwall Primary School is currently in temporary accommodation after the existing school buildings were rendered unusable by damp in 2014. Agreeing a new site

for the school will be one of the most important tasks of the NDP.

A questionnaire will be available for parishioners to give their views. There will also be an update on progress on the rest of the plan.

Website: www.colwallneighbourhoodplan.org.uk

Contact: colwallneighbourhoodplan@gmail.com

Please get involved!

- Colwall Parish Council Members**
- Chairman**
 Nicky Carless 01684 540611
nicar@colwall.org.uk
- Vice-Chairman**
 John Mills 01684 540926
johnmills007@btinternet.com
- Chairman of Planning and Development Committee**
 John Stock 01684 540950
john.stock.cllr@gmail.com
- Chairman of Village Amenities Committee**
 Jim Beard 01684 540941
jm.beard.cllr@gmail.com
- Edith Haynes 01684 540594**
e.a.haynes@btinternet.com
- Wendy Cottam 01684 540345**
wjcottam@hotmail.co.uk
- Gwyneth Rees 01684 540647**
gwynethmraes@btinternet.com
- Hazel Turner 01684 541066**
hazet.turner@btinternet.com
- Roland Trafford-Roberts 07764 837181**
grdolan148@gmail.com
- Mark Hughes 01905 542250**
m.hughes@worcester.ac.uk
- Phil Kendrick 01684 540419**
p.j.kendrick@btinternet.com
- Paul Butler 01684 541747**
pjb4321@gmail.com
- Ricky James 01684 541012**
rick.james.cllr@gmail.com
- Matthew Fraser 01684 541185**
atc06@btinternet.com
- Herefordshire Councillor**
 Tony Johnson 01684 540238
tjohnson@herefordshire.gov.uk

New faces on Colwall Parish Council

This is the first newsletter since the May 2015 elections to the Parish Council. Four new councillors introduce themselves and share their views on why they decided to serve.

Matt Fraser

"I have lived in Colwall with my wife Kim and our 5 Children since 2012. I work as a brewer in the forest of dean where I also co-present a radio show on a community radio station. My family and I are very fond of Colwall: we are keen to be active members of the community here which is why I chose to serve on the Parish Council. I am excited to have been accepted on to the council and look forward to doing my bit to help continue Colwall being a great place to live."



Phil Kendrick

"I have lived in Colwall for twenty years. Our children grew up here and I have worked in public and voluntary services locally. In re-joining the

Parish Council after a period of absence I am hoping to encourage a more inclusive and communicative style, looking forward at the many challenges that we face locally as services are cut and money gets tighter. I see the role of the Parish Council becoming more significant as it uses its potential to take more responsibility for delivering services, sustainably, within the community."



Rick James

"I'm 48 years old and have lived in the village for 25 years. I am married and have a daughter. I am lucky enough to manage a successful business in the village and have done so for 4 years. I was aware that the parish council needed more members and decided that, with the exciting prospect of the localism act coming in to force, the Parish council would be key to the development of the local community. In my working day I come in to contact with many local parishioners and feel that I can act as a conduit for the opinions offered

by these people. I welcome the opportunity to represent the views of all local people and hope that I can present these to the council with a view of making the village a better place for all."



Paul Butler

"I've lived within five miles of the hills all my life, and in Colwall for almost 50 years; I couldn't imagine being anywhere else. My parents and children live in the village too, which gives me some insight of the needs of their generations. Previously, I was involved with the Saturday football team for around 35 years. This is my second term as a parish councillor. Colwall has changed significantly over the years; most visually the loss of local businesses, facilities and services. I'd like to see if the Parish Council can help to sustain and grow the things that support our community."



View from the county council

Tony Johnson, leader of Herefordshire Council who also represents Colwall, outlines topics being considered by Herefordshire Council

Council Tax

We currently have a consultation running until 9th October seeking the views of the public on a range of services. Respondents are asked to rank services in their order of importance. They are also asked to consider a referendum suggesting a rise of 2, 3 or 5 per cent in Council Tax to mitigate what would otherwise be deeper cuts. Early indications are that most people would accept a 3 or 4 per cent rise. The Council is considering a referendum, which would cost about £300K to run.

Refugees

There is a natural urge to "do something" to help. We are preparing for requests coordinated by the West Midlands Strategic Migration Group. Without clearer direction from Government, it is not possible to estimate the required resource. Our budget is stretched to breaking point already. Considerations include, housing, food, transport, education and health.

Fracking

Government has said it will not allow automatic bans on fracking. Applications may be refused but only on normal grounds e.g. AONB, traffic, mineral and waste policies. The Council is therefore neutral on the subject.

Core Strategy

Our Core Strategy has now been cleared by the inspector and we expect approval by the full Council at a specially convened meeting on 19th October. The significance for Parishes is that Neighbourhood Plans can then come into force.

Appendix II

Informal Consultation on Emerging Draft Plan, Winter 2015

Copy of Flyer

COLWALL PARISH COUNCIL newsletter

Your choice: where should our new primary school go?



Parishioners are urged to come and have their say at the next Colwall Neighbourhood Development Plan (NDP) event at which possible sites for the new Colwall Primary School will be discussed on

Wednesday 4 November 2015 7:30pm to 9:00pm in the Village Hall.

Colwall Primary School is currently in temporary accommodation after the existing school buildings were rendered unusable by damp in 2014. Agreeing a new site for the school will be one of the most important tasks of the NDP.

A questionnaire will be available for parishioners to give their views. There will also be an update on progress on the rest of the plan.

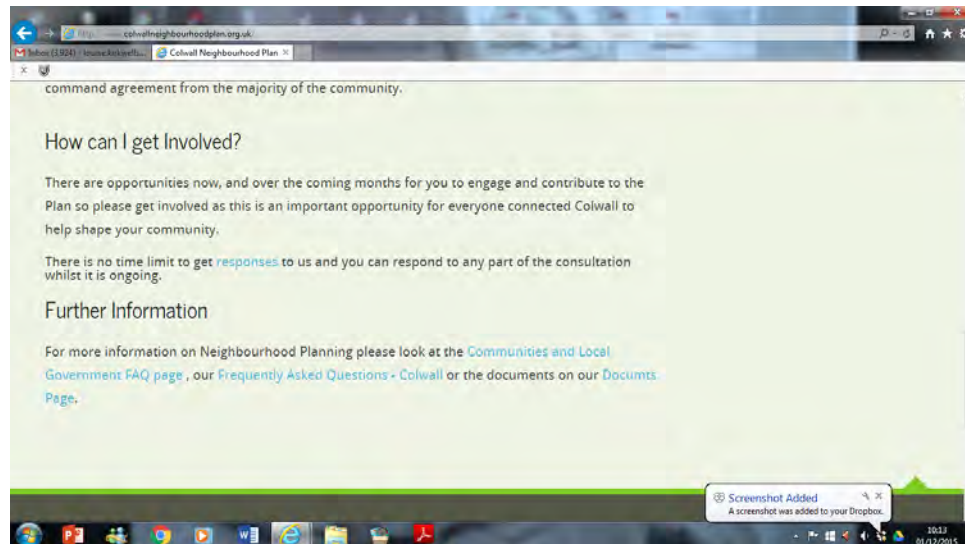
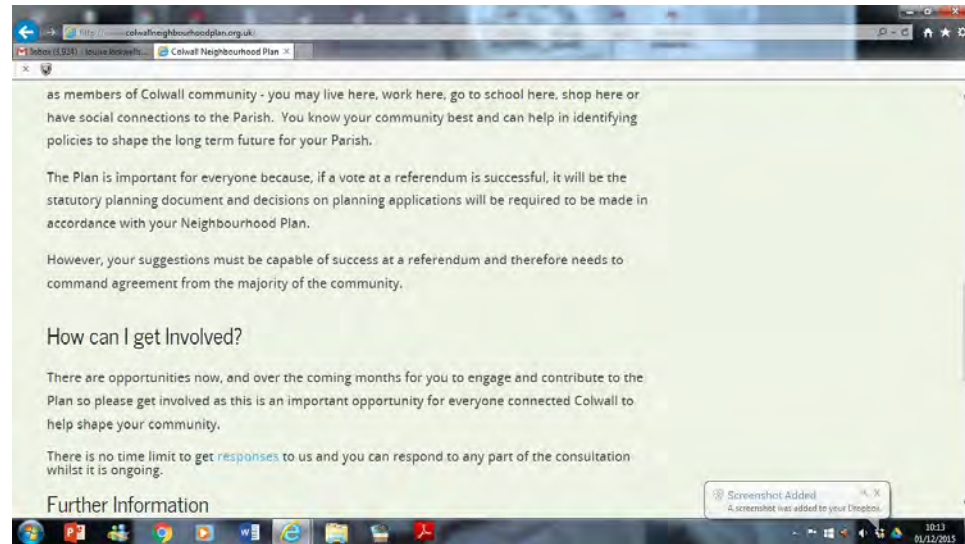
Website: www.colwallneighbourhoodplan.org.uk

Contact: colwallneighbourhoodplan@gmail.com

Please get involved!

Screenshots





Presentation



BRIEF RECAP

*Planning system changed – Localism Act 2011
Planning now represented at Parish level*

National Planning Policy Framework (NPPF 2012)

*County level - Herefordshire's Local Plan Core Strategy, (adopted 16 October 2015)
Planning control reduced in Local Plans to leave room for;*

Parish level – Neighbourhood Development Plans



5

NEIGHBOURHOOD PLANS

The Herefordshire Core Strategy does not include:

1. Settlement boundaries
2. Allocation of sites (except 5 largest towns or where no Plan)

If either required, can only be achieved via a Neighbourhood Plan.



6

NEIGHBOURHOOD PLANS

Colwall Parish Council decided to prepare a Plan to:

- Have a settlement boundary
- Help protect our environment
- Influence where development takes place
- Opportunity to influence the design of developments
- Gives us more say over how money is spent (CIL)
- Plan positively for the future



7

COLWALL NEIGHBOURHOOD PLAN

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 & The Borders



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PLAN AREA = COLWALL PARISH



All plans; Crown copyright and database rights [2015] Ordnance Survey Colwall Parish Council (Licensee) License number 100044024

9

NEIGHBOURHOOD PLANS

Plans 'must be in general conformity' with;

- national planning - NPPF and
- the Local Plan (Core Strategy) (Herefordshire's)

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NPPF AND THE AONB

NPPF Paragraph 115
"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."

NPPF Paragraph 116
"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."

We therefore need to take full account of the landscape

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CORE STRATEGY REQUIREMENTS

Policy RA1 (Page 110)

"The indicative housing growth targets in each of the rural HMAs will be used as a basis for the production of NDPs in the county. Local evidence and environmental factors will determine the appropriate scale of development."

Extracts from Policy RA2 (page 112)

"NDPs will allocate land for new housing or otherwise demonstrate delivery."

"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);"

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CORE STRATEGY REQUIREMENTS

Policy SS2 Delivering new homes (now the minimum)

Place	New homes
Hereford	6,500
Market towns Bromyard, Kington, Ledbury, Leominster and Ross on Wye	4,700
Rural Settlements	5,300
Total	16,500

Extracts from Policy RA1
Ledbury Rural Housing Market Area require 565 homes 2011-2031 housing growth of 14%”



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CORE STRATEGY REQUIREMENTS

- Equates to about 156 extra homes in Colwall between 2011 and 2031
- However 66 already approved (40%)
- Leaves 90 to be achieved of which
- 20 windfalls estimated to occur over remaining 15 years
- Leaves 70 to be accommodated in the Plan by 2031



14


CORE STRATEGY REQUIREMENTS




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BUT WHERE?

- ‘Great Weight’ should be given to landscape (NPPF)
- ‘Major developments’ in the AONB should be refused (NPPF)
- Should be ‘within or adjacent to the main built up areas’ (CS)
- 70 additional dwellings required (indicative target)(CS)



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DETAILED LANDSCAPE ASSESSMENT

Detailed Landscape Sensitivity and Capacity Assessment

- Relates **only** to area around the Settlement Boundary
- **Only** considers impact of development on the **landscape**

Builds on:


- Village Design Statement,
- Landscape Character Statement and
- Preliminary Settlement Boundary Landscape Assessment



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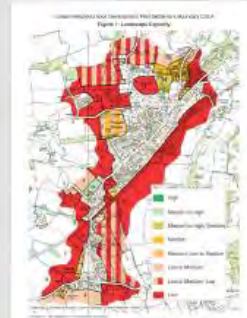
DETAILED LANDSCAPE ASSESSMENT


Colwall Village Neighbourhood Development Plan
Assessment of Settlement Boundary
Stage 2:
Landscape Sensitivity and Capacity Assessment



On Request Colwall Parish Council
September 2019
(Version 2 - February 2020)

Colwall Village Neighbourhood Development Plan
Figure 1: Landscape Capacity





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DETAILED LANDSCAPE ASSESSMENT

Capacity to absorb development without undue damage to the landscape

KEY TO CAPACITY COLOUR CODING

- High
- Medium to High
- Medium to High/ Medium
- Medium
- Medium/ Low to Medium
- Low to Medium
- Low to Medium/ Low
- Low

↓ Suggested limit of acceptability in AONB for Colwall



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ADDITIONAL DWELLINGS (ASSUMES 20 DWELLINGS PER HECTARE)

Area Ref	Description	Capacity	Additional Dwellings Claim towards Target	Notes
3a	By school	Medium to High	0	If required for educational purposes, otherwise increase 5 dwellings plus 4 on existing school site, total 9
9a	Village hall to Tota	Medium to High	21	
10A1	Redland Drive	Medium to High	2	Use 2 to match surrounding property density
10A2	Redland Drive	Medium to High	0	No highway access at present
1a	Piston Gardens	Medium to High/Medium	11	
10a	Brookmill Close	Medium to High/Medium	0	Already counted as approved
1b	Cowl Barn Lane	Medium to High/Medium	15	Using only part of land on East side of lane. No access limitations
7a	2nd side village green	Medium	12	
20	Downs school	Medium	0	Currently built-up so contains Downs School
17a	N of Cowl Barn Lane	Medium	0	No highway access at present
	Total		61	



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COLWALL NEIGHBOURHOOD PLAN

1. Brief re-cap on;
 - Neighbourhood Plans.
 - NPPF requirements
 - Local Plan requirements
 - Landscape Sensitivity and Capacity Assessment (LSCA)
2. **The Draft Plan**
3. Allocation of a Site for the new school
4. Consultation



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THE DRAFT PLAN



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

Colwall Parish Council, 2015



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THE DRAFT PLAN

- **Policies from other docs**
 - Village Design Statement
 - AONB Landscape Strategy and Guidelines
 - Colwall Landscape Character Assessment
 - Malvern Hills AONB Building Design Guide
- Settlement boundary policies
- Exception policies



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THE DRAFT PLAN

1. Foreword
2. Executive Summary
3. Introduction
4. A Plan for Colwall
5. Neighbourhood Plan Vision and Aims



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THE DRAFT PLAN

6. Neighbourhood Plan Policies

- 6.1 Settlement boundary and Housing Development
- 6.2 Design and Protecting Local Landscape Character and Built Heritage
- 6.3 Providing a Mix of Housing
- 6.4 Protecting Local Facilities and Services and Supporting Sports and Recreation Development
- 6.5 A New School for Colwall
- 6.6 Renewable Energy
7. Monitoring and Review
8. Next Steps



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THE DRAFT PLAN

Errors;

P24 Map 5 – Proposed extensions to the Settlement Boundary – plot is drawn too wide.

P42 – Policy CD5 says approx 16 houses should be 21 – noted in Questionnaire



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PROPOSED DEVELOPMENT AREAS

ERROR IN PLAN

ALSO PLAN (P42) SAYS APPROX 16 HOUSES BUT SHOULD BE 21 AS SHOWN IN THE TABLE



Ordnance Survey License number 100044024

ADDITIONAL DWELLINGS (ASSUMES 20 DWELLINGS PER HECTARE)

Area Ref	Description	Capacity	Additional Dwellings Claim towards Target	Notes
3a	By school	Medium to high	0	If required for educational purposes, otherwise estimate 5 dwellings plus 4 on existing school site, total 9
9a	Village hall to 73rd	Medium to high	23	
10A1	Radland Drive	Medium to high	2	Use 2 to match surrounding property density
10A2	Radland Drive	Medium to high	0	No highway access at present.
14	Piston Gardens	Medium to High/Medium	11	
10a	Brookmill Close	Medium to High/Medium	0	Already counted as approved.
10	Cowl Barn Lane	Medium to High/Medium	15	Using only part of land on East side of lane. Also access limitations
74	3rd side village green	Medium	12	
20	Downs school	Medium	0	Currently built-up as contains Downs School
17a	N of Cowl Barn Lane	Medium	0	No highway access at present.
		Total	61	




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ADDITIONAL DWELLINGS (ASSUMES 20 DWELLINGS PER HECTARE)

	Open Market	Affordable
1 bed	4.3%	29.7%
2 bed	30.5%	39.4%
3 bed	55.2%	28.4%
4+ bed	10%	2.5%



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- ### COLWALL NEIGHBOURHOOD PLAN
1. Brief re-cap on;
 - Neighbourhood Plans,
 - NPPF requirements
 - Local Plan requirements
 - Landscape Sensitivity and Capacity Assessment (LSCA)
 2. The Draft Plan
 3. **Allocation of a Site for the new school**
 4. Consultation
- 
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- ### COLWALL SCHOOL BACKGROUND
- October 2013 the school reported issues with damp and water ingress
 - Investigation works to determine the cause of the problems and explore possible solutions
 - School closed and relocated, summer 2014
 - A temporary school built in 7 weeks
 - Investigation by specialist hydrologist continue in 2015
- 

- 
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COLWALL SCHOOL BACKGROUND

- 4 possible options examined:-
 - Address the existing issue at the school.
 - Make the temporary school the permanent solution.
 - Build a new school.
 - Not have a school.
- **A decision was made within the local authority to commit to a new school in February 2015.**



COLWALL SCHOOL

- Asked by school governors to allocate a site
- Why us to do?
- Not done at County level
- Planners expect community to be consulted
- ND Plan won't be ready on time but will be 'emerging'
- Overcomes many planning issues
- Helps the school
- Helps the community



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CLIENT REQUIREMENTS FOR NEW SCHOOL

- Well designed 1 Form entry school 9,000m² – 11,500m²
- To sit comfortably in the local environment.
- Well located in Colwall with safe pedestrian and vehicle access and promote pedestrian access.
- Minimal impact on roads and improved parking
- Reasonably level site for good outside space
- High quality building. low energy. easy maintenance.
- Minimise impact on existing school during construction.
- Original plan Sept 2018 intake (Education Dept 2017!).
- A site that does not flood!!!




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ALLOCATION OF SCHOOL SITE

Herefordshire Council Issues;

- **Time** – how quickly can it be provided? (cost of temp school)
- **Cost** – land and build cost
- **Quality** – would like better than 'standard'
- **EFA funding** – through to 2nd round but not certain
- **Land acquisition** – by negotiation best, CPO long and costly
- **Uncertain planning policy context** – overcome if community supports a site in the 'emerging' Plan



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SITES REVIEWED BY HEREFORDSHIRE COUNCIL



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ALLOCATION OF SCHOOL SITE NDP LOGIC & INITIAL SIFT

- School is essential for sustainable community
- Needs reasonable space = 2.5 to 3 acres
- Inevitable will impact on landscape therefore,
- **Essential best site for the school is chosen**

Initial sift

- Size – must be large enough
- Access – must have reasonable access
- Landscape – score using LSCA capacity level

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ALLOCATION OF SCHOOL SITE

Initial sift suggests 3 sites;

- Behind Grovesend Farm
- Adjacent to the village hall
- Existing school plus adjacent land

All 3 sites appear in the Draft Plan for consultation



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ALLOCATION OF SCHOOL SITE

Landscape Impact Priority

1. Behind Grovesend Farm
2. Adjacent to the village hall
3. Existing school plus adjacent land



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Behind Grovesend Farm

- Good size
- Close to village centre
- Pedestrian access poor (but potential via Stone Close)
- Vehicle access poor

Colwall Parish Council
Ordnance Survey Licence number: 10004403

Village Hall Site Slide 1

- Good size
- Reasonably close to centre
- Good access
- Community hub benefits
- Significant step into open countryside.
- Landscape impact greater than Grovesend Farm site

Colwall Parish Council
Ordnance Survey Licence number: 10004403

Village Hall Site Slide 2

Community Hub benefits

- Sports hall facility
- External hard sports facilities
- Use other's car park
- Combine for major events
- Scouts and Brownies use school playing facilities
- Possible facilities provided by village hall – changing rooms?

Colwall Parish Council
Ordnance Survey Licence number: 10004403

Existing School Site

- Reasonable size
- But poor shape (limited road frontage)
- Furthest from village centre
- Access issues, particularly whilst building new school
- New build will disrupt existing school
- Best layout may be hampered by the temporary school
- Ground conditions

Colwall Parish Council
Ordnance Survey Licence number: 10004403

ALLOCATION OF SCHOOL SITE

Initial Feedback from stakeholders suggests Village Hall site preferred because;


- Opportunities for community use
- Reasonable access (with improvements)
- Reasonably close to village centre
- Advantages outweigh possible greater landscape impact than Grovesend Farm

But

- Potential impact on proposed housing for quota (lose 21 gain 9 = loss of 12)

Option

- Mixed development site including houses (16?)



45

ALLOCATION OF SCHOOL SITE

Allocate a 'mixed' site adjacent to the Village Hall for the school and housing;

- Assists Herefordshire's land negotiations
- Opportunity to overcome impact on housing quota
- CIL and other developer requirements benefit school

We now need your views – please use the questionnaire.
All 3 sites appear in the draft Plan and in the questionnaire




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ALLOCATION OF SCHOOL SITE

Planning issues with mixed development



- 'Major development' not permitted in AONB (NPPF 116) (except in exceptional circumstances and where it can be demonstrated they are **in the public interest.**)
- Significant step into open countryside – contrary to our stated aims and the LSCA (argue it is a special case that can over-ride other considerations)




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LANDOWNER PROPOSAL

Letter dated 27 October 2015







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LANDOWNER PROPOSAL

- In order to be able to make this site available we would like to make to the Parish Council a proposal which would include the development of an area along Mill Lane which would incorporate residential, the proposed school and other areas of open space and community facilities.
- If this plan was supported by the Parish Council then my clients would consider opening negotiations with Herefordshire Council in an attempt to deliver a scheme which was commercially viable and acceptable to both my clients, Herefordshire Council and Colwall Parish Council.



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LANDOWNER PROPOSAL



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COLWALL NEIGHBOURHOOD PLAN

- Brief re-cap on:
 - Neighbourhood Plans,
 - NPPF requirements
 - Local Plan requirements
 - Landscape Sensitivity and Capacity Assessment (LSCA)
- The Draft Plan
- Allocation of a Site for the new school
- Consultation**

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HOW TO RESPOND



Please return by 30 November 2015

Available on line at;
www.colwallneighbourhoodplan.org.uk

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THE DRAFT PLAN



Colwall Draft Neighbourhood Development Plan
2011-2031
Colwall Parish Council, 2015

Available on line at:
www.colwallneighbourhoodplan.org.uk

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HOW TO RESPOND

On-line method (preferred)

- Download Questionnaire in .doc format from website
- Complete on computer and email to:
colwallneighbourhoodplan@gmail.com

Hard copy method

- Download Questionnaire in .doc format from website or take a copy today
- Print off and complete by hand put in collection boxes at the library, Post Office or Butchers or post to the Clerk
- Or if able scan and email

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NEIGHBOURHOOD PLAN INFORMATION

See our website;
www.colwallneighbourhoodplan.org.uk

For:
The Draft Plan
The Questionnaire
These slides (at 6 to a page)
The Landowners offer letter

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WHAT HAPPENS NEXT?

- This consultation – open till **30th November 2015**
- Review need for changes to the Plan
- Review need for further (informal) consultation

In due course;

- Pre-submission (formal) consultation – legal requirement

Finally submit to Herefordshire who:

- Arrange independent examination
- Hold referendum

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NEIGHBOURHOOD PLAN

Question Time

Colwall Parish Council gratefully acknowledges the assistance of
Herefordshire Council, The Malvern Hills AONB Partnership, WSP | Parsons Brinckerhoff,
Kirkwells, planning consultants
and the Department of Communities and Local Government



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COLWALL PARISH COUNCIL

Minutes of the Assembly of the Parish Meeting duly convened and held at the Colwall Village Hall, Mill Lane, Colwall on Wednesday 4th November 2015 at 7.30pm.

1290

1. Welcome and apologies for absence.

The Chairman, Mrs Nicky Carless, welcomed circa 110 members of the Public, 8 members of the Parish Council, and the Clerk.

Apologies had been received by the Clerk from Councillors Haynes and Rees and Working Party member Neil Bowring.

2. A presentation was held to present the “1st Draft Colwall Neighbourhood Development Plan” document. This document encompasses the draft policies, the options for the changes to the settlement boundary to accommodate the future housing needs of the village and the options for the location of the proposed new primary school.

As previously, this event had been widely advertised by Colwall Parish Council. 1,100 newsletters had been hand delivered to households in the village advertising this public meeting. A further 200 newsletters were available in the library and village shops. Notices were also exhibited on the 4 public notice boards in the Parish and on the Parish Council website along with 2 banners advertising the event. The banners were located in the village centre and at the existing Primary School.

Following the welcome by the Chairman, the meeting was handed over to Councillor John Stock, who undertook a detailed power point presentation on Colwalls’ Neighbourhood Development Plan.

The presentation

i) Recapped the recent changes to planning regulations:-

- Regional planning has been replaced with a National Framework “NPPF”;
- At County level there is a local plan “the Core Strategy” which has now passed examination and been adopted by Herefordshire Council, within which, there are no longer Settlement Boundaries around Towns or Villages.
- And at a parish level there are Neighbourhood Development Plans (also known as Neighbourhood Plans), all of which are statutory planning documents.

The Colwall Neighbourhood Development Plan needs to be in general conformity with both the NPPF and the Core Strategy. In addition, because the parish is in the Malvern Hills Area of Outstanding Natural Beauty, the impact on the landscape of any proposed development needs to be taken into consideration.

There is a need to accommodate an additional 156 new dwellings in the Parish of Colwall between 2011 and 2031 (as set out under policy S22 in the Core Strategy).

Since 2011 Planning permission has already been approved for 66 new dwellings.

This leaves a further 90 to be accommodated.

Assuming windfalls (based on the previous rate of windfalls in the Parish) 20 have been estimated over the remaining 16 years.

This leaves 70 to be accommodated within the Neighbourhood Development Plan.

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The question is where should those 70 be accommodated? Accepting they must be within the following parameters:-

Great weight needs to be given to the landscape (NPPF)

Major development in the AONB should be refused (NPPF)

Development should be within or adjacent to the main built up areas (CS)

70 additional dwellings are required in the Parish (indicative target) (CS).

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

A number of small sites have been identified based on these outputs and these are set out in the draft plan, to which the Parish Council is seeking the public’s views.

ii) The Draft Neighbourhood Development Plan

A summary of the draft plan contents was presented. The consultation focuses upon the aims and objectives of the draft document and the draft policies contained therein.

iii) Allocation of a Site for the new Primary School

The rationale behind the decision made by Herefordshire Council for a new primary school was highlighted.

Following the identification of 3 potential sites in the Parish, Colwall Parish Council sought the expertise of the Landscape, Environmental and Colour Consultancy (who had undertaken the LSCA) for her input based on the assessment of the impact the school would have on the Landscape should it be located in any of these 3 sites.

The landscape impact priority outputs are:-

That, “Grovesend Farm” was considered to have the least impact on the Landscape

Followed by “the land adjacent to the Village Hall in Mill Lane”.

The site which was considered to have the most impact on the Landscape was the rebuilding and expansion of the school on the existing site and its adjoining land.

Each of the 3 sites had then been assessed for other considerations e.g. ease of access, proximity to the village centre, size of land being adequate to accommodate the needs of the school.

Initial feedback from the key stakeholders has indicated a preference for “the land adjacent to the Village Hall in Mill Lane” site. This site also provides the potential for a more comprehensive community hub, in addition to the school.

Finally, during the last few days, the landowner of the site at Mill Lane has put forward a proposal for the development of the site as a mixed use site to include residential; dwellings as well as the school. The proposal is based on a larger area of housing than that originally considered under the LSCA.

iv) The Consultation - At this juncture, the Parish Council is seeking feedback on the options of all 3 sites for the new school, the draft Neighbourhood Development Plan, including the proposed changes to the settlement boundary, the policies contained therein,

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and the proposal for the landowner of the site at Mill Lane all in the accompanying questionnaire. Responses are required by the 30th November 2015.

3. Parishioners Question Time.

There was approximately 30 minutes of Questions and Answers.

Q. How will the proximity of houses to the village hall impact on the facility?

A. The Parish Council is aware of this potential issue and the layout of the site will need to protect the village hall and the amenity value it provides to the Parish

Q. Why are you prepared to consider Grovesend Farm for the school but not housing?

A. Because the importance of the school for the village makes this an “exception/special case”.

Q. How will the school financially benefit from a mix development site?

A. The contribution from the housing, by way of CIL monies (previous S106 monies), may be utilised by Herefordshire Council to assist in the development of the school.

Q. Now the Core Strategy has been approved, is there a timescale for Neighbourhood Development Plans to have to be approved by, to protect against unwanted development?

A. No there is no specific timescale, but we are moving to get the Neighbourhood Development Plan finalised as quickly as possible.

Q. If the Neighbourhood Development Plan allocates land for the Primary School will that be restricted?

A. The wording for the allocation will need to be very specific to ensure it meets the needs required of it.

Q. Could the existing school site be used for housing?

A. Yes, we have included that within the draft Plan.

Q. How will the CIL monies be deployed?

A. CIL has yet to be adopted by Herefordshire Council, assuming its adoption, Parish Councils who have a Neighbourhood Development Plan in place, will receive 25% of any CIL monies from new housing for use in the Parish (subject to the specifications within the CIL agreement between the developer and Herefordshire Council).

Q. In reality how much consultation will be undertaken by Herefordshire Council on the design of the school?

A. We don't know at this stage.

Q. Will the Parish Council have the opportunity to veto any planning application?

A. No, but the Parish Councils views will be embodied in the Neighbourhood Development Plan which will become a statutory planning document, which the planning authority have to take into consideration upon receipt of planning applications.

Q. Have you considered the impact that the school would have on the open countryside, if it is located in Mill Lane?

A. Yes the Parish Council is aware of the potential impact, and it is a consideration, but we are aware that the community needs for a school may out way that consideration.

Q. Will the school be large enough to accommodate the children from the additional new dwellings in the Parish?

A. Herefordshire Council have to take this into consideration when they are planning for the school.

Q. Why does the housing have to be built at the same time if it's a mixed site?

A. There is no requirement, it could be in tandem.

Q. Will additional monies be available if the Community Hub is developed?

A. It may be possible for alternative grant funding to be secured. Herefordshire Council are exploring all funding options. Some grant funds are not available to public bodies so it may be up to individual organisations, such as the Village Hall, to seek this type of funding.

Statement from a Parishioner – We need a school .Let's concentrate on securing a site for the school and not the individual finances of the transaction, that is for Herefordshire Council to negotiate.

Response from Chairman – The Neighbourhood Development Plan is about future housing as well as a school. The Policies contained in the document are key; please do consider the policies not just the question of the location of the new school when responding to the questionnaire.

Q. Why is the landowner's proposal being specifically considered? Surely it should be considered as a response to the ongoing consultation?

A. It was felt that it was essential to have the community's views, having received this offer.

Statement from a Parishioner – The school is key, not the deal.

A. Yes, but we do need to know what the Parishioners views are.

The Chairman closed the meeting and thanked all those who had attended.

Questionnaires were available for those who attended the meeting to complete

The meeting closed at 9.00p.m.

Chairman.....

Date.....

Copy of Questionnaire / Response Form

**Colwall Neighbourhood Development Plan (NDP)
First Draft Plan / Policy Options Informal Consultation - November 2015
Representation Form**

Please complete this form return via email to colwallneighbourhoodplan@gmail.com, by hand via your Parish Councillor or in collection boxes at Colwall Library, the Post Office and The Butchers (Waller's), or by post to Clerk to Colwall Parish Council, Humble Bee Hall, Hollybush, Ledbury, Herefordshire HR8 by Monday 30 November 2015. The Draft Plan can be viewed and downloaded from <http://www.colwallneighbourhoodplan.org.uk/> . Hard copies are available on request from the Parish Clerk and are available for viewing at Colwall Library during normal opening hours.

Other representations submitted in writing or by email are also welcome.

Name		
Address / Email		
Please tick if we may contact you with updates for the NDP.	<input type="checkbox"/>	<input type="checkbox"/>

Vision and Aims of the Plan

Q1 Do you agree with the Vision and Aims set out in Section 5? (Please tick)

Yes	<input type="checkbox"/>
No	<input type="checkbox"/>
Don't know	<input type="checkbox"/>

Q2 Please explain your answer and suggest any additional text for the Vision or Aims that may be relevant.

--

Draft Planning Policies and Site Options

Please consider the Draft Planning Policies and Site Options for Colwall as set out in Section 6 and use the tables below to let us know whether you support or object to each draft Policy or Option, and to comment or suggest any changes.

Q3 Draft Policy CSB1 Settlement Boundary

Support	Object	Don't Know	Comments / Suggested Changes

Q4 Draft Policy CD1 – General Design Principles for Development within Colwall Settlement Boundary

Support	Object	Don't Know	Comments / Suggested Changes

Q5 Draft Policy CD2 – Highway Design and Minimising Traffic Impacts

Support	Object	Don't Know	Comments / Suggested Changes

Q6 Draft Policy CD3 – Area 1 Adjacent to Village Green (Approx 12 houses)

Support	Object	Don't Know	Comments / Suggested Changes

Q7 Draft Policy CD4 – Area 2 Adjacent to Primary School (Approx 5-6 houses)

Support	Object	Don't Know	Comments / Suggested Changes

Q8 Draft Policy CD5 - Area 3 Adjacent to village hall (Approx 21 houses, note Plan has error, says 16)

Support	Object	Don't Know	Comments / Suggested Changes

Q9 Draft Policy CD6 - Area 4 Picton Gardens (Approximately 10 houses)

Support	Object	Don't Know	Comments / Suggested Changes

Q10 Draft Policy CD7 - Area 5 Cowl Barn Lane, Redland Drive, North of Cowl Barn Lane (Approximately 17 houses)

Support	Object	Don't Know	Comments / Suggested Changes

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Q11 Draft Policy CD8 – General Design Principles for Development in the Wider Countryside

Support	Object	Don't Know	Comments / Suggested Changes

Q12 Draft Policy CD9 - Farmsteads

Support	Object	Don't Know	Comments / Suggested Changes

Q13 Draft Policy CD10 - New Agricultural Buildings

Support	Object	Don't Know	Comments / Suggested Changes

Q14 Draft Policy CH1 -Range and Mix of Housing

Support	Object	Don't Know	Comments / Suggested Changes

Q15 Draft Policy CF1 -Supporting A Range Of Goods and Services in the Village Centre

Support	Object	Don't Know	Comments / Suggested Changes

Q16 Draft Policy CF2 - Recreation and Sports Facilities

Support	Object	Don't Know	Comments / Suggested Changes

Q17 Draft Policy CS1 – Site allocation for a New Primary School

	Support	Object	Don't Know	Comments / Suggested Changes
Option 1 The Existing School Site				
Option 2 – Adjacent to the Village Hall (incl approx. 16 houses under CD4)				
Option 3 – Grovesend Farm				

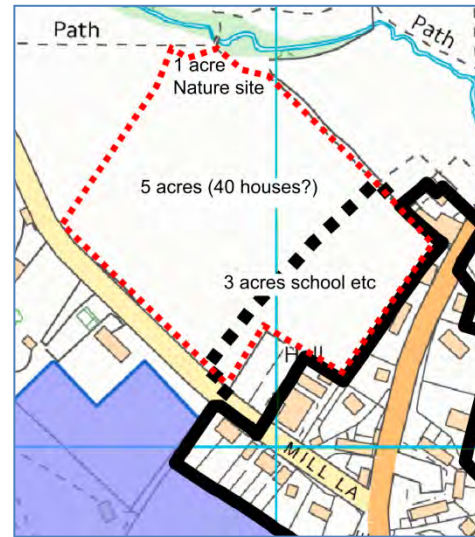
Q18 Draft Policy CRE1 - Renewable Energy Schemes

Support	Object	Don't Know	Comments / Suggested Changes

Q19 Proposal by landowner adjacent to village hall.

The landowners have offered to negotiate a viable and acceptable Colwall Parish Council to support the provision of a school, about 9 acres, see plan.

Support	Object	Don't Know



scheme to them, Herefordshire Council and community facilities, nature and housing on

Comments / Suggested Changes

Please use this space to add any further comments you have in relation to the Colwall Development Neighbourhood Plan.

Thank you very much for your time and interest. The completed Representation Forms and any other consultation responses received will help to inform the next stage of the plan – the Draft Neighbourhood Development Plan for Colwall. This will then be published for further, formal consultation (Regulation 14) early next year.

Summary of Consultation Responses

For full results see NDP website: <http://www.colwallneighbourhoodplan.org.uk/meetings.html>

RESULTS

The totals of the 'Support', 'Object' and 'Don't Know' responses are tabulated below. They should be considered in the light of the comments and that some returns have been made on behalf of a couple whereas others have provided separate returns from several members of a household.

Consultation Results					
Question No.	Policy		Support	Object	Don't know
Q1	Vision	Vison and Aims	68	11	14
Q3	CSB1	CSB1 Settlement Boundary	50	26	12
Q4	CD1	CD1 General Design Principles within Settlement Boundary	65	6	16
Q5	CD2	Highway Design and Minimising Traffic Impacts	66	0	19
Q6	CD3	Area 1 Adjacent to the Village Green	49	30	11
Q7	CD4	Area 2 Adjacent to the Primary School	64	9	17
Q8	CD5	Area 3 Adjacent to the Village Hall)	65	7	13
Q9	CD6	Area 4 Picton Gardens	46	16	26
Q10	CD7	Area 5 Cowl Barn Lane Redland Drive and N of Cowl Barn Lane	42	32	22
Q11	CD8	General Design Principles in Wider Countryside	56	9	19
Q12	CD9	Farmsteads	50	5	28
Q13	CD10	New Agricultural Buildings	47	8	28
Q14	CH1	Range and Mix of Housing	62	6	15
Q15	CF1	Supporting Goods and Services	71	3	9
Q16	CF2	Recreation and Sports Facilities	68	0	16
Q17	CS1	Site Allocation for New Primary School			
Q17.1	CS1 Option 1	Option 1 Existing site	31	32	8
Q17.2	CS1 Option 2	Option 2 Adjacent to the Village Hall	82	8	2

Q17.3	CS1 Option 3	Option 3 Grovesend Farm	6	56	9
Q18	CRE1	Renewable Energy Schemes	55	4	21
Q19	Land Owner Proposal	Provision of School, Community Facilities, Nature and Housing - Adjacent to the Village Hall	67	14	10

Copies of Letter to Landowner, February 2017

Colwall Parish Council

Humble Bee Hall
Hollybush
Ledbury
Herefordshire
HR8 1ET

Tel: 01531 650542
E-mail: cpcclerk@colwall.org.uk

14th February 2017

Dear Sir or Madam

Colwall Draft Neighbourhood Development Plan (NDP) - Identification of Sites Considered Suitable for Residential Development

As you may be aware, Colwall Parish Council is preparing a Draft Neighbourhood Development Plan (NDP) for Colwall.

The Draft Plan includes a number of areas of land which have been identified as potentially suitable for new housing development, taking into consideration the results of the Landscape Sensitivity and Capacity Assessment (LSCA). The Parish Council would like to invite your comments, as the landowner of the proposed housing site, (see plan below) before the Draft Plan is published for formal public consultation on 29th March for 8 weeks.

In particular we would be very interested in hearing whether you support the proposed site allocation of your land for new housing, and if so, any timescales you may have in mind for bringing the site forward for development (ie 5-10 years / 11-15 years / 16 - 20 years).

Clerk: Mrs K E Davis
Website: www.colwall.net



Please note there will be further opportunities to comment on site allocations and draft policies once the Draft Plan is published for formal consultation at the end of March.

Please provide any comments to the Parish Clerk at the address above by 28th February.

Yours sincerely

Mrs K Davis
Clerk to Colwall Parish Council

Copy of Landowner's Response

Mrs A J Cross
Long Barn
Cowl Barn Lane
Colwall
Herefordshire
WR13 6EU

Colwall Parish Council
Humble Bee Hall
Hollybush
Ledbury
Herefordshire
HR8 1ET

28th February 2017

Colwall Draft Neighbourhood Development Plan
Area 19

Dear Sirs

Thank you for the opportunity to comment on the development of part of my property being in Area 19 in the Colwall draft neighbour plan.

I oppose any development of Area 19 on the grounds of access. Cowl Barn Lane is a single track dead end lane bounded in width by the properties that line the lane and therefore cannot be made wider. Any traffic going to and fro from the properties often have to back up the lane to let a fellow resident or visitor pass.

The access and egress of the lane is blind on the one side and there has been many a near accident on exiting the lane.

There are ditches in the lane and on average one car a month gets stuck in a ditch and blocks the lane from that point until it is winched out.

Any development in Cowl Barn Lane would block the lane whilst the building was taking place. Only today two large lorries blocked the lane for over 2 hours whilst making deliveries to Dortons for the building of a conservatory. Pictures are attached.

Area 19 is simply not a viable option for development in any timescale, because of the access. Kind Regards Anna Cross

Copy of Letter to Landowner

Colwall Parish Council

Humble Bee Hall
Hollybush
Ledbury
Herefordshire
HR8 1ET

Tel: 01531 650542
E-mail: cpcclerk@colwall.org.uk

14th February 2017

Dear Sir or Madam

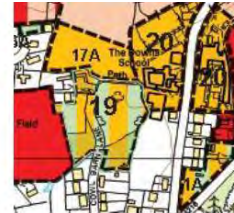
Colwall Draft Neighbourhood Development Plan (NDP) - Identification of Sites
Considered Suitable for Residential Development

As you may be aware, Colwall Parish Council is preparing a Draft Neighbourhood Development Plan (NDP) for Colwall.

The Draft Plan includes a number of areas of land which have been identified as potentially suitable for new housing development, taking into consideration the results of the Landscape Sensitivity and Capacity Assessment (LSCA). The Parish Council would like to invite your comments, as the landowner of the proposed housing site, (identified as Area 19 in the plan below) before the Draft Plan is published for formal public consultation on 29th March for 8 weeks.

In particular we would be very interested in hearing whether you support the proposed site allocation of your land for new housing, and if so, any timescales you may have in mind for bringing the site forward for development (ie 5-10 years / 11-15 years / 16 - 20 years).

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Website: www.colwall.net



Please note there will be further opportunities to comment on site allocations and draft policies once the Draft Plan is published for formal consultation at the end of March.

Please provide any comments to the Parish Clerk at the address above by 28th February.

Yours sincerely

Mrs K Davis
Clerk to Colwall Parish Council

Copy of Landowner's Response

Balfours
WITH BERRINGTONS

The Estate Office, The Vallets
Whitfield, Hereford. HR2 9BA

T: 01981 570727
F: 01981 570745

Ref: TNL/PR/Barton/Development
Date: 28 February 2017

Mrs K E Davis
Humble Bee Hall
Hollybush
Ledbury
Herefordshire
HR8 1ET

Dear Mrs Davis

Colwall Draft Neighbourhood Development Plan – Identification of Sites

Thank you for your letter dated 14th February 2017, the contents of which I have now been able to discuss with my client, Mr Allan Lloyd.

Having spoken in detail with Mr Lloyd, I can confirm that he would support the proposed site allocation of Area 1 for new housing but only 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 shorter term.

As you will be aware, Herefordshire Council recently purchased land from my client for the site of the new Colwall Primary School and Mr Lloyd would be very interested in bringing the land next door to that on the north side of Mill Lane forward for residential development in the short term.

In addition, the site of the land adjoining numbers 1 & 2 Barton Villas both have substantial gardens which are disproportionate to the size of the property and in any event large gardens are not welcomed by tenants and the properties themselves consist of rather substandard Victorian semi-detached houses, which are very small inside and again not conducive to modern living. Therefore, another option could be to demolish these and build on the whole site.

Both of these sites, or part of them, were submitted to Herefordshire Council in their recent call for development sites in their Strategic Housing Land Availability Assessment.

Should you wish to discuss any of these proposals further please do not hesitate to contact us.

Yours sincerely

Timothy N Lee FRICS
for and on behalf of Balfours LLP
timlee@balfours.co.uk

TM Evans TD, DL, BS, SRELS, JRB Lovings-Fisher T (HDL), PA Wright FRICS FSA, DG Green FRICS FRAG WH Galsworthy Clark FRICS, PB Suggitt FRICS, R Collins FRICS, JAMA
RES Jones-Herrett BS, MRICS, TCG Perkins FRICS, WPA Shuttleworth FRICS FRICS, TNL Lee FRICS, MRS M King FRICS, TJH Main FRICS, JR Stevenson BS, MRICS FAWC
LET PARTNERS AJ Daverton BS, MH Watney MRICS, CF Fitzmaurice FRICS FRICS, JH Jones FRICS, R Corbet LEB ACA FSA FRICS, Mrs NSB Liddament BS, D Ford MRICS (FAW)
Dorment BS (HDL) FRICS FRAG, GHB BS (HDL) FRICS FAW, AJ Hibberd SA (HDL), Miss CM George FRIMA, JODNA (FRICS) J Bickel MS, Mughm HDB, HBAC, DJ O'Connell FRICS
RGP Pwllsten FRICS, RLE Jones BS FRICS FAW, SC Habershon (HDL), Mr J Tarr FRICS FRICS, Mrs JN Phillips FRICS, Mrs AL Henderson FRICS FRICS FRAG,
Miss EM Gurne BS (HDL) MRICS FRICS, Mrs RC Dobson FRICS

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Copy of Letter to Landowner

Colwall Parish Council

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Tel: 01531 650542
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A Lloyd Esq
C/o T Lee Esq.,
Balfours with Berringtons
The Estate Office,
The Vallets
Whitfield
Hereford
HR2 9BA

14th February 2017

Dear Mr Lloyd

Colwall Draft Neighbourhood Development Plan (NDP) - Identification of Sites
Considered Suitable for Residential Development

As you may be aware, Colwall Parish Council is preparing a Draft Neighbourhood Development Plan (NDP) for Colwall.

The Draft Plan includes a number of areas of land which have been identified as potentially suitable for new housing development, taking into consideration the results of the Landscape Sensitivity and Capacity Assessment (LSCA). The Parish Council would like to invite your comments as the landowner of the proposed housing site on the land adjacent to Colwall Green, known as Area 1, before the Draft Plan is published for formal public consultation on 29th March for 8 weeks.

In particular we would be very interested in hearing whether you support the proposed site allocation of your land for new housing, and if so, any timescales you may have in mind for bringing the site forward for development (ie 5-10 years / 11-15 years / 16 - 20 years).

Clerk: Mrs K E Davis
Website: www.colwall.net



Please note there will be further opportunities to comment on site allocations and draft policies once the Draft Plan is published for formal consultation at the end of March.

Please provide any comments to the Parish Clerk at the address above by 28th February.

Yours sincerely

Mrs K Davis
Clerk to Colwall Parish Council

Clerk: Mrs K E Davis
Website: www.colwall.net



Copy of Letter to Landowner

Colwall Parish Council

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Ms N Harrison
Colwall Land Limited
c/o P Deeley Esq.,
RCA Regeneration
Unit 6, De Sallis Court
Hampton Lovett
Droitwich
Worcs
WR9 0QE

14th February 2017

Dear Ms Harrison

Colwall Draft Neighbourhood Development Plan (NDP) - Identification of Sites
Considered Suitable for Residential Development

As you may be aware, Colwall Parish Council is preparing a Draft Neighbourhood Development Plan (NDP) for Colwall.

The Draft Plan includes a number of areas of land which have been identified as potentially suitable for new housing development, taking into consideration the results of the Landscape Sensitivity and Capacity Assessment (LSCA). The Parish Council would like to invite your comments, as the landowner of the proposed housing site, known as "the land adjacent to the Thai Rama Restaurant, Colwall" (see the site plan below), before the Draft Plan is published for formal public consultation on 29th March for 8 weeks.

In particular we would be very interested in hearing whether you support the proposed site allocation of your land for new housing, and if so, any timescales you may have in mind for bringing the site forward for development (ie 5-10 years / 11-15 years / 16 - 20 years).

Clerk: Mrs K E Davis
Website: www.colwall.net




Please note there will be further opportunities to comment on site allocations and draft policies once the Draft Plan is published for formal consultation at the end of March.

Please provide any comments to the Parish Clerk at the address above by 28th February.

Yours sincerely

Mrs K Davis
Clerk to Colwall Parish Council

Copy of Landowner's Response



Colwall Parish Council
C/O Mrs K Davis
Clerk to Colwall Parish Council

Sent via email

23rd February 2017

Reference Number: RCA103n

Dear Mrs Davis,

Land to the rear of the Thai Rama restaurant, Walwyn Road, Colwall

Thank you for your recent correspondence concerning the emerging Neighbourhood Development Plan (NDP) currently being advanced by Colwall Parish Council. As you are aware, we are currently working on behalf of an applicant who is seeking outline planning permission for 9 new homes on the above site.


Following on from our correspondence, we thought it useful to provide our initial thoughts and comments in respect of the NDP; particularly focusing upon the suitability of the above site being included as a future housing allocation.


General Comments:

In the first instance, it is recognised that there are a number of competing issues associated with bringing forward new homes within Colwall. Firstly, Herefordshire Council's Rural Housing Background Paper (March 2013) identifies Colwall as the largest village within the County. As a result, the village contains a number of key services including education facilities, local shop and public transport provision; including one of only 3 train stations within the County. On this basis, Colwall is considered a highly sustainable location for future proportionate housing growth. However, the village also contains a number of important environmental and historical features, including:

- Being situated within the Malvern Hills Areas of Outstanding Natural Beauty
- Large conservation area covering Colwall Stone / Upper Colwall
- A high number of Listed Buildings (predominantly located in clusters demonstrating the more historic parts of the village)

As a result, a difficult balance has to be struck between meeting future housing need while respecting





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Droitwich Spa,
Worcestershire, WR9 0QE

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such important designations. Accordingly, it is thought useful to outline the nature of the current application site and how it sits within the wider planning issues currently present within Colwall. Furthermore, the following paragraphs also examine the site against other potential allocations within the emerging NDP.

Heritage Assets:

In respect of the Conservation Area, land to the rear of the Thai Rama is situated some distance from this designation. In contrast, Area 5 (land off Redland Drive and north of Cowl Barn Lane) and Area 4 (land adjacent to Picton Gardens) are both situated within this designation. As such, development of these sites could adversely impact upon the Conservation Area; a risk that is not applicable to any future development on land to the rear of the Thai Rama.

Furthermore, from a heritage viewpoint, it is considered that land adjacent to Picton Gardens is very sensitive to future development. The site currently contains a high number of trees and its bordered by mature hedgerows. Such soft-landscaping features would have to be removed in order to facilitate the site's development. However, as the site is situated within the Conservation Area, all trees upon the site are protected. As such, this significantly limits the ability of the site to come forward for development. Should the Local Planning Authority allow for some removal of trees from the site, then this too could have a detrimental impact upon the Conservation Area as well as the wider setting of the village. When entering the village from the north, the current level of tree coverage on this site heavily screens the existing built form. This setting to the village will be adversely impacted by the removal of such trees and the creation of new dwellings on the site.

In comparison to the above, land to the rear of the Thai Rama is not within or adjacent to any heritage assets. Furthermore, existing soft-landscaping features are limited to just the site's boundary edges. As a result, the site can be developed without adversely impacting upon the visual approaches into the village or causing harm to the Conservation Area.

Landscape sensitivity:

While the preceding paragraphs have analysed issues regarding heritage assets, it is considered that landscape impact is a fundamental issue to ensuring a successful balance of delivering the necessary level of new homes in an appropriate and sustainable manner. As such, it is recognised that the emerging NDP is underpinned by detailed landscape studies. However, prior to assessing this, it is noted that the entirety of Colwall is situated within the Malvern Hills AONB. The National Planning Policy Framework (NPPF) identifies that major developments should not be allowed within such a designation; albeit no definition is provided as to what constitutes a major development. Within recent appeal decisions, a Government appointed Inspector have been satisfied that a proposal of over 30 new homes has not been considered major.

However, in this instance, it is considered that the quantum of new homes being proposed on land to the rear of the Thai Rama does not constitute major development. It is considered that a development of 9 new homes can be adequately accommodated within the site alongside other important aspects of the development; including the required surface water drainage system, new soft-landscaping features and a new car park for the local restaurant.



In order to achieve Herefordshire Council's housing growth target for Colwall, any new development in the village will have to be situated within the Malvern Hills AONB. While the necessary scale of growth could be delivered on a small number of sites, such an approach would not be considered consistent with the NPPF's objective of not supporting major development within such a designation. As such, it is considered necessary that a series of small-scale developments across Colwall would be the most suitable mechanism to meeting the housing target. Indeed, the draft NDP is seemingly based on such a dispersed approach to housing delivery.

A key part of the emerging NDP's evidence base is a landscape capacity study (stage 2 published in September 2013). Within this, all potential allocations are classified as having greater capacity for accommodating new development when compared to land to the rear of the Thai Rama. However, it is considered that there have been significant changes since the publication of this document; namely the granting of planning permission for a one form entry primary school and nursery measuring 1,497 sqm to the south of land at the Thai Rama (Local Planning Authority reference: P161407/F).

It is considered that the new school will result in a significant new addition to the built form of this part of Colwall. As a result of this new development, and following discussions with Herefordshire Council's planning and landscape officers, the proposed development to land at the rear of the Thai Rama has been amended. Herefordshire Council considered that the western extent of the proposed new homes should not extend beyond the western edge of the approved school. The reasoning for this is to ensure that the new homes do not unduly intrude into the open countryside. Accordingly, the submitted layout (enclosed with this letter) has incorporated such a request; ensuring that the new homes integrate with the newly arising built form of the school. Furthermore, this approach has allowed for greater landscape planting to the west of the site; thereby enhancing existing features already present along the boundary edge.

Alongside the above, the application has been supported by a Landscape and Visual Impact Assessment (LVIA). The LVIA concludes that from viewpoints further afield, the site is largely indistinguishable from the wider village. This is predominantly due to the presence of existing soft-landscaping screening around the site as well as existing built form (such as the Thai Rama restaurant). In order to ensure that there are no adverse impacts from closer vantage points, the LVIA is accompanied by a detailed landscaping plan. The plan proposes the introduction of new native hedgerow and tree planting as part of the development. Such an approach is designed to enhance the existing boundary features already present on site.

Furthermore, land to the rear of the Thai Rama benefits from an existing vehicular access point. As a result, it will not be necessary to remove sections of hedgerow in order to deliver a new access road to the site. Accordingly, if this site is allocated within the NDP, development pressures to remove important hedgerows elsewhere in Colwall would be reduced; particularly within the Conservation Area.

In connection with the above, it is considered that the B4218 (Walwyn Road) acts as the main thoroughfare through the village. When travelling through the village, views into and out of the site are extremely limited due to the existing trees, hedgerows and the fact that the development is set back behind the existing Thai Rama and neighbouring outbuildings. As a result of such limited views, the



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development of the site will not detract away from the existing characteristics of the village when viewed from Walwyn Road.

Ultimately, landscape impact is an important consideration in both the allocation of potential sites as well as in the determination of planning applications. Any future development within Colwall will be located in the Malvern Hills AONB but, in line with the NPPF, it is considered preferable to advance smaller pockets of development so that the impacts upon the landscape can readily be mitigated. The scale of the development on land to the rear of the Thai Rama would accord with this principle. Furthermore, the landscape setting in this location has altered as a result of the planning permission being granted for the new school. By limiting the western edge of the development to mirror that of the newly approved school, the proposal will not result in unrestricted sprawl into the open countryside. As such, and from a landscape perspective, it is considered that land to the rear of the Thai Rama is capable of accommodating small-scale development without adversely impacting upon the wider landscape or setting of Colwall.

Access to services:

As identified, Colwall contains a number of key services and facilities that are designed to meet the day-to-day needs of local residents. An important component to the delivery of sustainable development is to ensure that new homes are located in close proximity to such services in order to minimise reliance upon private motorised transport.

In light of the above, a comparison exercise has been undertaken of land to the rear of the Thai Rama against potential allocated sites within the emerging NDP (see accompanying table). This exercise has measured distances from the frontage of all sites to the various key services present within Colwall. As illustrated on the table, the land to the rear of the Thai Rama is significantly closer to all day-to-day services when compared to potential allocated sites; with the exception of Area 4 land adjacent to Picton Gardens. The comparison table also included the site off Brookmill Close. It is recognised that this site already benefits from an existing planning permission (Herefordshire Council reference: P132321/F) for 12 new homes. However, this site was included purely as a comparison exercise. As evidenced within the accompanying table, Brookmill Close is also further away from the identified services present within Colwall when compared to land to the rear of the Thai Rama.

As a result, residents living on the potential allocated sites currently contained within the NDP are likely to be more reliant upon private motorised transport in order to access the key services. Such an outcome is considered undesirable and indeed contrary to the National Planning Policy Framework which states that planning should "actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling..." (paragraph 17). Such an objective of the NPPF can be delivered as a result of allocating land to the rear of the Thai Rama for future residential growth.

Notwithstanding the specific heritage constraints affecting the deliverability of the Picton Gardens site, guidance on acceptable walking distances produced by the Chartered Institute of Highways and Transportation should also be noted. The guidance identifies that acceptable walking distances for schools or for commuting purposes is 1,000m. Furthermore, for accessing town centre uses (e.g. public house, shops etc...) a slightly reduced distance of 800m is applicable. As the enclosed table demonstrates, the Picton Gardens site exceeds the acceptable walking distance for schools by



approximately 40%. As such, any resident of the site is again likely to be reliant upon private car use to access the new school.

In respect of the 800m walking distance threshold, the accompanying table demonstrates that all services within Colwall are within such a distance from land to the rear of the Thai Rama. Furthermore, the current application proposes to link into the footpath to the south of the site. This ensures that residents of the site are readily able to walk to the adjacent school and village hall via the new footpath. Accordingly, the site is considered to be sustainably located in terms of its proximity to all services.

Design and Highway considerations:

A number of sites currently being considered for development are adjacent to, or bordered by, a high number of existing residential properties. Accordingly, there is risk that any new build development could result in overlooking private amenity space of existing residents. Such concerns are not considered applicable to land at the Thai Rama. It is noted that outbuildings associated with the restaurant have been converted. However, despite this, the layout of the proposed site has been designed to ensure that there are no adverse impacts upon such premises.

Detailed transport and highways work has also been submitted with the current application. This has concluded that there would be no adverse impacts upon the existing highway network resulting from the development of 9 new homes. Indeed, the existing access arrangement to the site ensures that appropriate visibility can be achieved for vehicles exiting the site. In connection with this, the proposal also seeks to provide an improved car park to the restaurant. This will be supplemented by new soft-landscaping features to ensure that parked cars are well-screened from public vantage points.

It is recognised that the Parish Council is interested in timeframes for bringing forward development on potential sites. As mentioned, land to the rear of the Thai Rama already benefits from an existing access arrangement onto the B4218. As such, there are no highway restrictions that need to be addressed prior to the site coming forward. Accordingly, it is envisaged that the site would come forward for development in the next 5 years. Notwithstanding this, the current application is submitted in outline format. As a result, if outline permission is granted, further applications would be necessary to Herefordshire Council. Such applications would relate to the final design details of the proposed new homes as well as finalising issues relating to soft-landscaping. Any subsequent application would obviously be shaped and guided by the requirements of the emerging NDP (e.g. draft policy CD1).

Conclusions:

Ultimately, it is considered that the site is a relatively unique land parcel within this locality. On the one hand, it is in walking distance to all key services and facilities; including the recently approved school. The site is in far closer proximity to such services when compared to alternative sites currently being examined within the emerging NDP.

However, unlike other land parcels within Colwall, land to the rear of the Thai Rama is neither covered by any heritage designations nor does it require the removal of important landscape features. Furthermore, this locality of Colwall is undergoing change following the granting of planning permission for a new school. The school itself is a significant new addition to the built form of development within



this area and accordingly, views of the wider landscape in this area will now be seen against the backdrop.

Following requests from Herefordshire Council, the design of the scheme has been amended so that the western edge of the proposed built form does not extend beyond that of the new school. This is designed to ensure that the new homes are not visually intrusive within the wider landscape setting. Notwithstanding this, the low-density nature of the proposal also allows for the inclusion of a significant level of soft landscaping to be incorporated within the site's design. Such soft landscaping will be in the form of new native trees and hedgerows.

Based on the above, as well as the content of this letter, it is considered that land to the rear of the Thai Rama is a suitable and sustainable site for development; particularly when appraised against alternative sites. As such, it is respectfully requested that the Parish Council consider its inclusion as a future residential allocation within emerging iterations of the Neighbourhood Development Plan.

Yours sincerely,

Philip Deeley MPlan (Hons) MRTPI
Principal Planning Consultant
T: 01905 887 686
E: philipdeeley@rcaregeneration.co.uk

- Enclosure 1: Indicative site layout and context plan for current application
- Enclosure 2: Analysis of sites' proximity to key services



Copy of Letter to Landowner

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HR8 1ET

Tel: 01531 650542
E-mail: cpcclerk@colwall.org.uk

P Picton Esq.,
Old Court Nurseries and Picton Gardens
Walwyn Road
Colwall
WR13 6QE

14th February 2017

Dear Mr Picton

Colwall Draft Neighbourhood Development Plan (NDP) - Identification of Sites
Considered Suitable for Residential Development

As you may be aware, Colwall Parish Council is preparing a Draft Neighbourhood Development Plan (NDP) for Colwall.

The Draft Plan includes a number of areas of land which have been identified as potentially suitable for new housing development, taking into consideration the results of the Landscape Sensitivity and Capacity Assessment (LSCA). The Parish Council would like to invite your comments as the landowner of the proposed housing site at Picton Nurseries, before the Draft Plan is published for formal public consultation on 29th March for 8 weeks.

In particular we would be very interested in hearing whether you support the proposed site allocation of your land for new housing, and if so, any timescales you may have in mind for bringing the site forward for development (ie 5-10 years / 11-15 years / 16-20 years).

Clerk: Mrs K E Davis
Website: www.colwall.net



Please note there will be further opportunities to comment on site allocations and draft policies once the Draft Plan is published for formal consultation at the end of March.

Please provide any comments to the Parish Clerk at the address above by 28th February.

Yours sincerely

Mrs K Davis
Clerk to Colwall Parish Council

Clerk: Mrs K E Davis
Website: www.colwall.net



Copy of Landowner's Response

PAUL PICTON
PARK WOOD, BROCKHILL ROAD,
MALVERN, WORCESTERSHIRE WR14 4DL

Mrs.K.E.Davis
Clerk to Colwall Parish Council
Humble Bee Hall
Hollybush
Ledbury
Herefordshire
JHR8 1 ET

19th February 2017

Dear Mrs. Davis,

re. Colwall Draft Neighbourhood Development Plan (NDP)- Identification of sites considered suitable for residential development

Thank you for your letter concerning the land at Colwall occupied by Old Court Nurseries. I can confirm that I am the owner of the land. The nursery is managed by Old Court Nurseries LLP and I am one of the partners.

We are of the opinion that it is a very sensible decision to include the nursery site within one of the areas of land which can be developed for residential use. The site is now surrounded by housing in various degrees of density.

You will probably understand that the concerns of Old Court Nurseries LLP regarding a time scale for possible sale of the land are not based upon the same criteria as the the planning authorities.

The site has been a nursery since 1906 and works very well for the specialised nature of the business. Visitors to the nursery make use of the facilities provided in Colwall Village. Our present plans are based on improvements, diversification and expansion of the business. Hopefully, making it viable for the younger generation of partners and ensuring that Colwall remains a well known destination for gardeners from around the world.

Ideally, we hope that the nursery will be flourishing in 20 years time. The site would only become available when Old Court Nurseries LLP has ceased trading for either personal or financial reasons. Under the circumstances it is really not possible to commit to an early or late time scale for the land to become available.

Yours sincerely,

Paul Picton.

Copy of Letter to Landowner

Colwall Parish Council

Humble Bee Hall
Hollybush
Ledbury
Herefordshire
HR8 1ET

Tel: 01531 650542

E-mail: cpcclerk@colwall.org.uk

Parish Office
The Rectory
Walwyn Road
Colwall
MALVERN
WR13 6EG

14th February 2017

Dear Melanie

Colwall Draft Neighbourhood Development Plan (NDP) - Identification of Sites
Considered Suitable for Residential Development

As you may be aware, Colwall Parish Council is preparing a Draft Neighbourhood Development Plan (NDP) for Colwall.

The Draft Plan includes a number of areas of land which have been identified as potentially suitable for new housing development, taking into consideration the results of the Landscape Sensitivity and Capacity Assessment (LSCA). The Parish Council would like to invite the comments of the Diocese, who we believe are the landowners of the proposed housing site, on the land adjacent to Colwall Primary School, before the Draft Plan is published for formal public consultation on 29th March for 8 weeks.

In particular we would be very interested in hearing whether you support the proposed site allocation of your land for new housing, and if so, any timescales you may have in mind for bringing the site forward for development (ie 5-10 years / 11-15 years / 16 - 20 years).

Clerk: Mrs K E Davis
Website: www.colwall.net



Please note there will be further opportunities to comment on site allocations and draft policies once the Draft Plan is published for formal consultation at the end of March.

Please provide any comments to the Parish Clerk at the address above by 28th February.

Yours sincerely

Mrs K Davis
Clerk to Colwall Parish Council

Copy of Landowner's Response



THE CHURCH OF ENGLAND
THE DIOCESE OF HEREFORD

Property Secretary

The Palace, Hereford, HR4 9BL
Tel: 01432 373300 Fax: 01432 352952
Email: s.challenger@hereford.anglican.org

Mrs K E Davis
Clerk to Colwall Parish Council
Humble Bee Hall
Hollybush
Ledbury
HR8 1ET

22nd February 2017

Dear Mrs Davis

Re: Draft Neighbourhood Development Plan – identification of sites

Thank you for your letter of 14th February 2017, forwarded to me from the Parish Office.

I confirm that Hereford Diocesan Board of Finance is the owner of the land marked on your letter, adjacent to Colwall Primary School. The DBF is willing for this land to be including in the Draft Plan for development. The DBF would be keen to see this site being brought forward for development within a 5 – 10 year timescale.

I would be grateful if you could send future correspondence on this matter to me at the above address. I am very happy to provide further information or to have informal discussion, by letter, e mail or telephone.

Yours sincerely

Stephen Challenger
Property Secretary

Copy to:
The Revd M Horton

The Registered Office of THE HEREFORD DIOCESAN BOARD OF FINANCE
A Company Limited by Guarantee
Registered in England no 144467. A Registered Charity No 249685. VAT Registration No 855648501.

Copy of Flyer, March 2017



Please get involved and have your say... Part 4

Your Parish Council is finalising work on the Draft Neighbourhood Development Plan which, when complete will become a statutory planning document: planners will be legally obliged to have regard to it in reaching their decisions about proposed development in the parish.

Following on from the previous public meetings, the Parish Council now invites you to a public meeting on, **Wednesday 29th March 2017 at 7.30pm**, in the Village Hall when we will launch the "Regulation 14 formal consultation" of the Colwall Neighbourhood Development Plan.

So come and hear about the consultation responses following our last public meeting and how the Plan has been amended and updated.

Your views on these proposals and any other comments are welcomed. There will be an opportunity to ask questions.

The consultation period runs from the **29th March 2017** until the **24th May 2017** and will be available for viewing on our website or in Colwall library.

See our website www.colwallneighbourhoodplan.org.uk

Contact us by email to colwallneighbourhoodplan@gmail.com

Copy of Newsletter, May 2017

COLWALL PARISH COUNCIL
SCHEDULE OF MEETINGS 2017
 Annual Parish Council Meeting 3/5/17



Month	Village Amenities Committee	Planning & Development Committee	Finance & General Purposes Committee	Parish Council
MARCH		Wednesday 8th		Wednesday 22nd
APRIL	Wednesday 5th	Wednesday 5th	Out-turn Wednesday 19th	Wednesday 26th
MAY		Wednesday 10th		Annual 3/ 5/17 Wednesday 24th
JUNE	Wednesday 7th	Wednesday 14th		Wednesday 28th
JULY		Wednesday 12th		Millenium Room Wednesday 26th
AUGUST	Wednesday 2nd	Wednesday 16th		Wednesday 30th
SEPTEMBER		Wednesday 13th		Wednesday 27th
OCTOBER	Wednesday 4th	Wednesday 11th		Wednesday 18th
NOVEMBER		Wednesday 8th	Wednesday 15th	Wednesday 29th
DECEMBER	Wednesday 6th	Wednesday 13th		Wednesday 13th
JANUARY		Wednesday 10th		Wednesday 24th
FEBRUARY	Wednesday 7th	Wednesday 14th		Wednesday 28th
MARCH		Wednesday 7th		Wednesday 21st
APRIL	Wednesday 4th	Wednesday 11th	Out-turn Wednesday 18th	Wednesday 25th

Contact the Clerk

Karen Davis
 Humble Bee Hall, Hollybush HR8 1ET
 Tel: 01531 650542 Email: cpclerk@colwall.org.uk

Q COLWALL PARISH COUNCIL
 QUALITY PARISH COUNCIL

MARCH 2017

NEWSLETTER



Village NDP ready for formal consultation



The Parish Council is holding a public meeting on **Wednesday 29th March 2017** at 7.30pm in the Village Hall, when it will launch the "Regulation 14 formal consultation" of the Colwall Neighbourhood Development Plan.

Regulation 14 requires the Parish Council to publicise details of the plan it intends to submit for formal approval to the community. The input of Colwall's community has been central to the plan's development. Previous public meetings and consultations have helped shape it. Many thousands of comments on the plan have been received.

Parishioners are invited to come and bear about the consultation responses following our last public meeting and how the Plan has been amended and updated. Your views on these proposals and any other comments are welcomed. There will

be an opportunity to ask questions. The statutory 'Regulation 14' formal consultation process for NDPs also requires the plan to be sent to Herefordshire Council for consultation prior to formal submission, and brings Colwall's one step closer to finalisation. A significant part of the Parish Council's time has been devoted to work on the Draft Neighbourhood Development Plan which, when finalised, will become a statutory planning document: planners will be legally obliged to have regard to it in reaching their decisions about proposed development in the parish.

The consultation period runs from the **29th March 2017 until the 24th May 2017** and will be available for viewing on our website or in Colwall library.

Visit: www.colwallneighbourhoodplan.org.uk
 Email: colwallneighbourhoodplan@gmail.com

Colwall Parish Council Members

Chairman
 Roland Tratford-Roberts 07764 537181
garden189@aol.com

Vice-Chairman
 Nicky Carless 01684 540611
Carlessrosedene@aol.com

Chairman of Planning and Development Committee
 John Stock 01684 540950
john.stock.cllr@gmail.com

Chairman of Village Amenities Committee
 Jim Beard 01684 540941
jim.beard.cllr@gmail.com

Chairman of Finance & General Purpose Committee
 Gwyneth Rees 01684 540647
gwynethrees@btinternet.com

Edith Haynes 01684 540594
e.e.haynes@btinternet.com

Wendy Cottam 01684 540345
wjcoham@hotmail.co.uk

Phil Kendrick 01684 540419
p.kendrick863@btinternet.com

Paul Butler 01684 541747
pb-4321@gmail.com

Ricky James 01684 541012
rick.james.cllr@gmail.com

Ian Cooper 01684 540754
ian@iC-iancooper.co.uk

Diane Taylor 01684 540835
dtaylorcolwallpc@gmail.com

Andy Allen 07793 450667
andyallenpc@gmail.com

John Daniels 07774 220033
[johndanielscolwall@gmail.com](mailto: johndanielscolwall@gmail.com)

Herefordshire Councillor
 Tony Johnson 01684 540238
tjohnson@herefordshire.gov.uk

Parish council welcomes two new members

We're delighted to welcome two members of the community—Andy Allen and John Daniels—who have stepped forward to join the Parish Council, bringing with them a wealth of expertise with which to support our work. Here they outline why they have volunteered their time and service.

John:

I am a solicitor by profession with over 35 years of experience and built the practice of DF Legal LLP with five offices in Gloucestershire and Herefordshire. I retired from the practice in April 2016 and now work as a business and commercial consultant for selected clients in the automotive and motorsport sector. I retired from active motorsport in the mid 1990's, having been a rally co-driver since 1977.

I am married to Louise with two children - Jack and Holly. Both children attended Colwall Primary and then John Masefield High School. We moved to Colwall in 1999. I was a parent governor at John Masefield for six years, and recently joined the parish council. I hope some of my experience will be useful.



John Daniels

Andy:

Having attended The Downs and Malvern College I knew the beauty of Colwall and the hills and hence my decision to move back to the area. I have a varied planning experience gained over the last seven years, and in my many meetings with Councillors and Committees I thought it was about time I joined one to see if I could add some value. I very much hope to be of use to the Parish Council and to Colwall.



Andy Allen

You can help out while you're strolling about



Colwall is blessed with many Public Right of Ways. Almost all are footpaths, affording views of our outstanding countryside, and are enjoyed by locals and visitors alike. In the main they are kept in good condition, mostly thanks to the landowners. However, problems can arise such as a broken stile, or an obstructed path; perhaps a fallen tree. Our footpaths officer, Paul Butler, tries to cover as much as he can but would appreciate additional pairs of legs and eyes to spot any issues. Ideally we'd like a few willing volunteers to 'adopt' a small number of footpaths and let Paul know whether they're okay, or if action may be required. If you regularly walk the footpaths, or need a reason to get out and about, why not step forward?

Paul can be contacted on 07751 637 606.

Even if it's not for you, don't forget you can always report problems via the Clerk using cpccclerk@colwall.org.uk

How can we help you?

Don't fence me in...

The Parish Council recently helped sort out a boundary fence height problem. Neighbours concerned about the height of a fence approached us for assistance. Following discussions with Herefordshire Council, who confirmed the fence exceeded height limits set out in planning regulations, the height of the fence was reduced.

Colwall Parish Council Planning and Development lead John Stock also points out that there is great guidance in the draft Neighbourhood Development Plan on appropriate styles of boundary fencing in the village.

...but do leave my fence alone

The parish council is also seeking to assist a parishioner who approached the council with details of a number of very serious complaints regarding antisocial behaviour of children and youths in Walwyn Meadow (including damage to a fence) and also illegal behaviours. The clerk has made contact with Dave Alexander, our local police Community Support Officer, who is investigating the matter alongside the parish council.

The Parish Council doesn't have many powers in instances such as these, but we will always try to help. Email the clerk in the first instance, or give one of us a call.

Appendix III

Public Event Wednesday 31st January 2018 (Regulation 14)

Copy of A5 Flyer

Colwall Parish Council

NEIGHBOURHOOD DEVELOPMENT PLAN

PUBLIC CONSULTATION

On 1 February 2018 Colwall Parish Council will submit its draft Neighbourhood Development Plan for public consultation. This plan will shape the development of the village over the next 20 years and includes proposals for siting the new homes that Colwall is obliged to accommodate over this period. The consultation period will be open until 5pm on Sunday 18 March.

To launch the consultation, there will be a presentation of the plan followed by Q & A on Wednesday 31 January 2018 at 7.30pm in the village hall.

All are warmly invited to attend

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COLWALL PARISH COUNCIL

Minutes of the Assembly of the Parish Meeting duly convened and held at the Colwall Village Hall, Mill Lane, Colwall, on Wednesday 31st January, 2018 at 7.30pm

1. Welcome and apologies for absence. The Chairman, Mrs. Nicky Carless, welcomed circ. 198 members of the public and 9 members of the Parish Council

Apologies had been received from Councillor Roland Trafford-Roberts

2. Following the welcome by the Chairman the meeting was handed over to Councillor John Stock for the presentation of the Draft Neighbourhood Development Plan.

3. This event, which was held to publicise and form part of the Regulation 14 Consultation for the Colwall Parish Neighbourhood Development Plan had been widely publicised throughout the Parish via Notice Boards (both Colwall Parish Notice Boards and General Notice Boards). Further notices were exhibited in the Village Hall, Library, Post Office, Cafe and local stores.

4. Councillor John Stock's presentation

Cllr Stock explained the purpose of the presentation was to publicise and also form part of the Regulation 14 Consultation for Colwall's Neighbourhood Plan. The consultation would be open from 1st February until Sunday 18th March 2018.

Cllr Stock then gave a brief re-cap on Neighbourhood Planning before setting out the changes to the Plan since the previous Public Meeting in November 2015, the principle delay being the need to carry out the public consultation to determine the site for the new school.

Cllr Stock reviewed the change in sites for development, which had changed significantly, mainly due to owners not wishing to develop in the Plan period. He set out the discussions with HC about nursing home beds should count, should have a lower target in an AONB and Ledbury's excess over their target should be offered to Colwall. Cllr Stock then set out the proposed settlement boundary extensions in detail, followed by a review of the proposed Plan and its policies, the next steps and how to respond to the consultation.

5. Parishioner's Question Time.

Q 1 - Why when there are two alternative sites in the offing -" Chevenham" and the Nursing Home – how can you be considering taking AONB land which is vital to preserve, it is precious.

A - There are no plans as yet regarding "Chevenham " and there is a possibility there would be a difference in the number of homes (properties) between the current flats and proposed houses or even a short fall, which would have to be made up in the Plan. The Bottling Plant at present has planning permission for a Nursing Home which does not count towards the target number of dwellings.

Q 2 - The Old School Site was found unsuitable for rebuilding as a new School site so what will be the consequences on the neighbouring area should the water table be raised due to development and has any consideration been taken on that? How did you decide on the number of houses on that site?

A - We employed an Architect who is well known in laying out development sites and we asked him and Carly Tinkler, our Landscape Adviser, to develop an appropriate layout, which indicated 14 dwellings. A developer would have to demonstrate that there would be no water ingress into the neighbouring area. The Parish Council and neighbours would be able to object should they think the developer's proposals were not appropriate. This will be taken into consideration when the plans come to the Planning Committee.

Q 3 - Houses were supposed to be developed on the site in Mill Lane next to the New School, what happened?

A - The Parish Council was asked by Herefordshire Council to carry out the consultation to determine where a mixed development of a new school and housing should be sited. Later, after the consultation, Herefordshire Council decided a mixed development was not appropriate and only applied for permission for the school. Following the planning approval for the school it was necessary to re-assess the LSCA grading for the adjacent land, which indicated it was now more sensitive and therefore less able to absorb development.

Q 4 - On the proposed Grovesend Farm site the access would seem to be dangerous. Has another access been considered? For example, via Walwyn Road next to the Thai Restaurant development?

A - Yes we have considered alternative access routes but they would have more impact than we wanted to inflict. However, following discussion with Hereford Highways there is a condition in the plan that requires an all- weather, all-year route, suitable for pedestrians and cyclists between the site and the main part of the village to be provided.

Q 5 - Has an access to the proposed Grovesend Farm site been considered via Stone Close?

A - Yes this has been noted.

Q 6 - Were you constrained by the AONB and the protection it provides. We still seem to be required to provide the same proportion of houses as areas outside the AONB. Shouldn't there be a reduction because we are constrained by that and a lot of areas we would want to develop we are prevented from doing?

A - Essentially Herefordshire decided to apply the same 14% increase throughout all the rural areas. We might feel a bit aggrieved because of the AONB but I know of other areas far worse off because such a percentage of their parish area floods. Yes, we may feel aggrieved but others are worse off.

Q 7 - Are there any Plans for Starter Homes within the Parish for Young and Older Local people?

A - Yes in our planning criteria, aim 9, we have set out a requirement to have a mix of homes in the Parish. We hope developers take the latest housing requirement data produced by Herefordshire Council and provide suitable homes.

Q 8 - On the Old School site at Colwall Green will the developer be allowed to decide the number of properties?

A - Herefordshire Council Planners enforce the final number.

Q 9 - Who appoints the Examiner?

A - An Independent inspectorate runs the panel. The areas for inspection are advertised for examiners but the bidder must demonstrate from past experience in a particular area that they are suitable and also to demonstrate that they have no connection with the Parish. Herefordshire Council decide and we the Parish Council also get a say in this decision.

Q 10 - Assuming the Neighbourhood Development Plan is adopted — who has the final decision?

A - Once the plan is in place Herefordshire Council can say no.

Q 11 – On any developments will S106 monies automatically be used for infrastructure and what about CIL?

A - A percentage of CIL monies would go to projects within Colwall. CIL - No Plan 15%, with Plan - 25%. However, S106 currently gives the right for Herefordshire Council to charge developers of new housing to support infrastructure as CIL has not yet been adopted. However, due to a ministerial 'comment' no S106 is payable for developments of 9 or less. Hence the difficulty of achieving more than 9 on the Thai site.

Q 12 - Should we ask our Hereford Councillor, who is present, to answer questions?

A – No, this would not be the appropriate place for such discussions.

Q 13 - Should we be making representation to Herefordshire Council making our feelings felt on the overarching policies that are getting in the way of us doing what we want?

A - Yes you can write but it is to Central Government not Herefordshire Council,

Q 14 - Could local people, via the Parish Council, purchase and develop land within the Parish?

A - The Parish Council could buy and develop land but currently does not own any land.

Q 15 - What about Affordable Housing, particularly for younger people, should we be looking after our local residents on the plan'?

A -This would be very difficult and could put too many requirements on the Plan which could result in a failed statement because the target would be unrealistic.

Q 16 - The Council must feel as if it is between a Rock and a Hard Place. If Herefordshire were to carry out their referendum must they get 51% majority? What happens if they don't?

A - We don't have a plan. It is not strictly 51%, it's one more vote than half.

Q 17 - So quite literally as a Parish we are free to think what we like as long as we know we're wrong?

A No Answer

Q 18 - With S106 and CIL monies if the builders build more than 10 houses do we automatically get all the money?

A - No, the money can be allocated to schools, playing fields, drainage etc., by Herefordshire Council. We have no say with S106 but would have a say with CIL. However, to be fair to Herefordshire they do listen to us.

Q 19 - The Thai Restaurant site application came in before NDP was in place. We are now 5 years down the track. How long before we can have a plan that can protect us?

A – Previously predicted timescales have all been wrong. We hope this consultation should be done by March and Regulation 16 by the autumn.

Q 20 – Assuming the plan is adopted and Statutory, what guarantees do we have that there will not be any changes?

A – The Plan should give more “teeth” to object to other developments.

7. Members of the Public thanked Councillor John Stock for his excellent presentation and willingness to answer all questions. Thanks also was extended to all Parish Council members involved with the NDP.

8. The Public can respond to this consultation and were reminded that respondents must be parishioners. On the NDP Website you will find Planning Policy, Minutes of Meetings and Bibliography (documents referred to during the development of this Neighbourhood Development Plan.

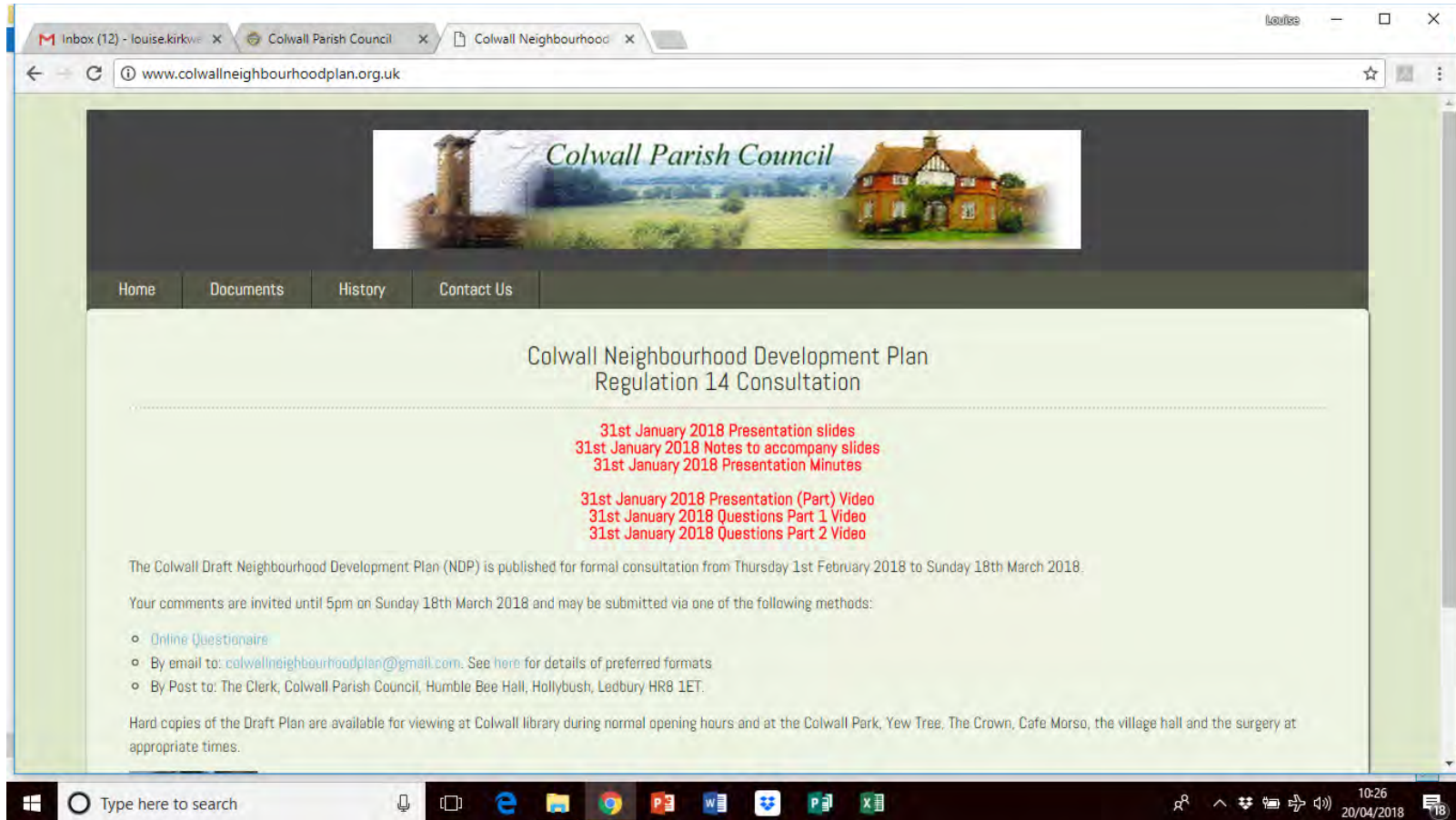
The preferred consultation would be online using Google Forms on the Plan website or email to colwallneighbourhoodplan@gmail.com using PDF or if hand written send via post to The Clerk, Mrs Karen Davis, Humble Bee Hall, Hollybush, Ledbury HR8 1ET. The website address is www.ColwallNeighbourhoodPlan.org.uk

The meeting closed at 9.45pm

Chairman

Date

Appendix IV Screenshots of Website Pages (Regulation 14)



Inbox (12) - louise.kirkwa... Colwall Parish Council Colwall Neighbourhood

www.colwallneighbourhoodplan.org.uk

Colwall Neighbourhood Development Plan Regulation 14 Consultation

[31st January 2018 Presentation slides](#)
[31st January 2018 Notes to accompany slides](#)
[31st January 2018 Presentation Minutes](#)


[31st January 2018 Presentation \(Part\) Video](#)
[31st January 2018 Questions Part 1 Video](#)
[31st January 2018 Questions Part 2 Video](#)

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

Your comments are invited until 5pm on Sunday 18th March 2018 and may be submitted via one of the following methods:

- [Online Questionnaire](#)
- By email to: colwallneighbourhoodplan@gmail.com. See [here](#) for details of preferred formats
- By Post to: The Clerk, Colwall Parish Council, Humble Bee Hall, Hollybush, Ledbury HR8 1ET.

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

 [Colwall Draft Neighbourhood Development Plan 2011-2031](#)
and
[Supporting Documents](#)

Home Documents History Contact Us

Type here to search

10:27
20/04/2018

Appendix V

List of Consultation Bodies and Other Organisations Contacted (Regulation 14)

Statutory Consultees:

Amec Foster Wheeler
Arriva Trains Wales
CPRE
Welsh Water
Environment Agency
Education Funding Agency
English Heritage/Historic England
Natural Resources Wales
Hereford & Worcester Chamber of Commerce
Herefordshire Nature Trust
Highways England
Homes and Communities Agency
National Trust
Natural England
Network Rail (West)
Gypsy and Travellers
RWE NPower Renewables
Severn Trent Water
Coal Authority
Woodland Trust
Wye Valley NHS Trust

Local Interest Groups/Companies:

Ledbury and District Civic Society
Malvern Hills AONB Unit
Malvern Hills Conservators

Adjoining Parish Councils in Herefordshire:

Mathon Parish Council
Eastnor & Donnington Group Parish Council
Ledbury Town Council
Wellington Heath Parish Council
Bosbury & Coddington Group Parish Council

Adjoining Parish Councils & Local Authorities in Worcestershire:

Malvern Hills District Council
Worcestershire County Council
West Malvern Parish Council
Malvern Wells Parish Council
Little Malvern and Welland Parish Council

Local Schools and Preschools (Colwall C E Primary school falls under HC)

The Elms
Wells, Wyche & Colwall preschool
The Downs School

Local Interest Groups

Colwall Brownies
Colwall Community Church
Colwall Cricket Club
Colwall Orchard Group
Colwall Village Society
St James Church
Local Liberal Democrats
Probus
Rotary
W I Colwall
Wyche Free Church

Businesses

Artwork Creative
Ben Cooper Antiques
Caves Folly Nursery
Colwall Surgery
Colwall park Hotel
Colwall Pharmacy
Evedine House Nursing Home
Innovation Centre
Jeremy Jackson
John Goodwins
Family Ski
Oakley House B&B
Paul Stanley
Thai Rama
The Chase Inn
The Malvern Hills Hotel
The Wellington Inn

Land Agents

Berringtons

Previous respondees

Copy of Consultation Letter (Regulation 14)

Colwall Parish Council

Humble Bee Hall
Hollybush
Ledbury
Herefordshire
HR8 1ET

Tel: 01531 650942
E-mail: cpcclerk@colwall.org.uk

X
X
X
X
X

24th March 2017

Dear Consultee

**Notification of Formal Public Consultation on the Colwall Draft Neighbourhood Development Plan
(Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012)**

I am writing to advise you that the Colwall Draft Neighbourhood Development Plan (NDP) will be published for consultation by Colwall Parish Council on the 29th March 2017. Documents will be available for viewing from the 29th March 2017.

The Draft Neighbourhood Development Plan has been prepared by a neighbourhood planning steering group of local parish councillors and interested residents on behalf of the Parish Council, building on extensive public consultation and engagement since 2013 and informal public consultation on the emerging Draft Plan in Winter 2015/2016.

The consultation period runs for 8 weeks from 29th March 2017 until 24th May 2017.

The Draft Plan and other supporting documents can be viewed and downloaded from the Neighbourhood Plan website www.colwallneighbourhoodplan.org.uk.

Hard copies of the Draft Neighbourhood Development Plan and supporting background documents can be viewed at Colwall library during normal opening hours. Hard copies of the Draft Plan also will be provided on request from the Parish Clerk (see contact details below).

A Representation Form is provided for comments, but the Parish Council also welcomes comments by email to colwallneighbourhoodplan@gmail.com or in writing.

Please submit all comments on the Draft Neighbourhood Development Plan to colwallneighbourhoodplan@gmail.com or by post to The Clerk, Colwall Parish Council, Humble Bee Hall, Hollybush, Ledbury HR8 1ET.

Clerk: Mrs K E Davis
Website: www.colwall.net

Please note that all submitted representations must include the author's name and contact details, and these details may be included in the consultation statement which will be a public document.

Following the public consultation process on the Draft Neighbourhood Development Plan, the Plan will be amended and submitted to Herefordshire Council together with supporting documentation, including a Basic Conditions Statement and Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the Plan.

Herefordshire Council will then re-consult, before the Plan is subjected to an Examination by an Independent Examiner. Once any further amendments have been made the Plan will be subjected to a local Referendum, and then Made by Herefordshire Council and used to determine planning applications in Colwall Parish.

If you require any further information please contact the Parish Clerk at the address provided above.

Yours Sincerely

Mrs Karen Davis
Clerk to Colwall Parish Council

Appendix VI Post Regulation 14 Consultation and Updates

Copy of Poster



Extract from Parish Newsletter January 2019.

Colwall NDP: Public meeting to update on progress

A public meeting will be held on Wednesday 30 January 2019 at 7:30pm in the Village Hall regarding the Neighbourhood Development Plan (NDP).

Following the six-week consultation that finished in March (in which several thousand lines of comment were received) and changes affecting key potential development sites within the village, the plan is likely to be amended in several areas before going forward to the next stage of consultation.

The meeting will be a presentation from the chair of the NDP Working Party, Cllr John Stock, to update the community on progress and what will happen next. There will also be a question and answer session.

As ever, parishioners are encouraged to come and hear what's happening.

Copy of Presentation Slides



NEIGHBOURHOOD DEVELOPMENT PLAN UPDATE
WHY SHOULD WE HAVE A PLAN?

Boundary	Environment	Where	Design	Spend	Plan
To have a settlement boundary	Help protect our environment	Influence 'where' development takes place	Influence the design of development	Have more say over how money is spent (CIL)	Plan positively for the future

Note: The plan must conform with the National Planning Policy Framework and Herefordshire Council's Core Strategy

NEIGHBOURHOOD DEVELOPMENT PLAN UPDATE
AREA OF OUTSTANDING NATURAL BEAUTY

The National Planning Policy Framework says we must give;

"GREAT WEIGHT"



.....to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty

This is why we have a detailed landscape assessment

However, it doesn't mean we are exempt from development, it just means the 'where' and the 'design' are of greater importance

NEIGHBOURHOOD DEVELOPMENT PLAN UPDATE
MEETING CORE STRATEGY REQUIREMENTS

CORE STRATEGY REQUIREMENTS



- HOW MUCH IS TO BE PROVIDED
- WHERE DEVELOPMENT IS SITED

KNOWN AS HOUSING TARGETS

→

THIS MEANS OUR PLAN **MUST:**

- PROVIDE HOUSING TO MEET THE TARGET
- BE LOCALLY FOCUSED
- HAVE DEVELOPMENT PLANNED WITHIN OR ADJACENT TO MAIN BUILT UP AREAS

OR

OUR PLAN WILL BE REJECTED

IF THIS HAPPENS WE WILL END UP WITH **NO SAY** AS DECISIONS REVERT TO HEREFORDSHIRE CORE STRATEGY

NEIGHBOURHOOD DEVELOPMENT PLAN UPDATE
OUR HOUSING TARGET

COMPARED to 2011, WE HAVE TO GROW BY

14%

THIS MEANS:

14% of 1141 = ADDITIONAL 160 HOUSES (by 2031)

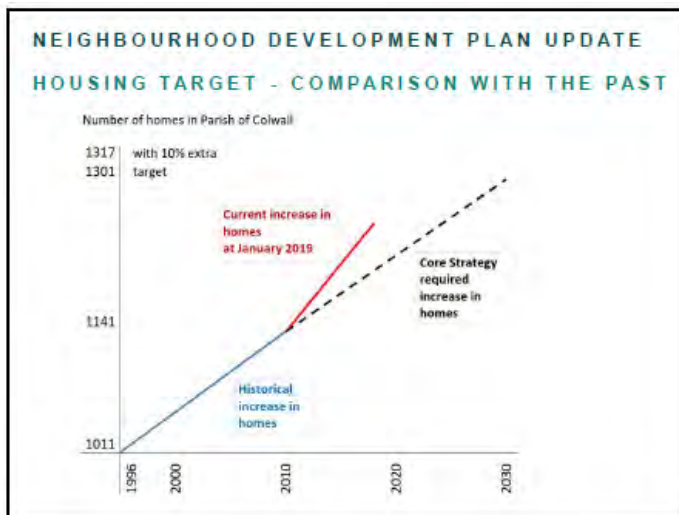
HOWEVER

Now required to add a contingency to improve certainty of meeting the target. We have added 10% (extra 16 homes) so this brings the total to

AN ADDITIONAL 176 HOUSES BY 2031

160 + 10% = 176

THIS IS NOT A MATERIAL CHANGE TO WHAT WE HAVE ALREADY ACCOUNTED FOR



NEIGHBOURHOOD DEVELOPMENT PLAN UPDATE CURRENT PROGRESS TOWARDS TARGET

Site	Stage	Total towards target
2011 to 2017		
Various	Built or approved	78
During 2018		
Bottling Plant (was Nursing Home)	Committed	31
Behind Brook House	Committed	6
Behind Brook House	Submitted Not Yet Approved	3
Chevenham Redevelopment	To be demolished	-32
	Submitted Not Yet Approved	18
Various	Submitted Not Yet Approved	5
	Approved	
	Total	109

Target is 176 less this 109 = 67 still to find by 2031

NEIGHBOURHOOD DEVELOPMENT PLAN UPDATE FUTURE DEVELOPMENT TO ACHIEVE TARGET

	Still to find	67
Estimated windfalls 2019 to 2031		
Assumed Windfalls	Estimate 2 per year	26
Find via the Plan		
Old School (Site 1)	In draft Plan	9
Grovesend (Site 2)	In draft Plan	37
	Total	72
	'Spare' over target	5

NEIGHBOURHOOD DEVELOPMENT PLAN UPDATE ARE WE GOING TO MEET THE TARGET?

- This means in our plan is currently destined to meet target
- Which in turn means we can continue the NDP adoption process
- As a consequence we get to have our say (within the confines of national and county requirements)
- If our plan was not destined to meet target it would be rejected And we would have no say

NEIGHBOURHOOD DEVELOPMENT PLAN UPDATE
 PLANNED DEVELOPMENT FURTHER DETAIL
 SITE 1 OLD SCHOOL

9 homes

Site 1
Old School Site

NEIGHBOURHOOD DEVELOPMENT PLAN UPDATE
 PLANNED DEVELOPMENT FURTHER DETAIL
 SITE 2 GROVESEND FARM

37 homes

Site 2
Grovesend Farm

NEIGHBOURHOOD DEVELOPMENT PLAN UPDATE
 REPRESENTATIONS

THANK YOU!

170 FROM PARISHONERS

9 STATUTORY BODIES

DEMONSTRATES UNPRECEDENTED LEVEL OF ENGAGEMENT AND REPRESENTATION

ON WEBSITE SINCE FEBRUARY 2018, 155 PAGES AND 50,000 WORDS!

NEIGHBOURHOOD DEVELOPMENT PLAN UPDATE
 REPRESENTATION

We can't avoid expanding the boundary if we want a plan. If we have no plan it will be out of our hands anyway and we will have no say at all

The NPPF has to be read as a whole. The AONB and conservation areas must be given 'great weight' but only in the context of achieving the target

Landscape sensitivity and capacity assessment (LSCA) must be updated to reflect development

Despite the proposed apartments Grovesend site still required

Some matters are not permitted to be considerations in our Plan, such as roads, drainage, sewerage and services such as the surgery

NEIGHBOURHOOD DEVELOPMENT PLAN UPDATE
 REPRESENTATIONS – OUR RESPONSES
FINALISING OUR RESPONSES

300+ PAGES

MARCH






NEIGHBOURHOOD DEVELOPMENT PLAN UPDATE
 Q & A

Q&A

Colwall Parish Council gratefully acknowledges the assistance of:

- KIRKWELLS PLANNING CONSULTANTS
- HEREFORDSHIRE COUNCIL
- THE MALVERN HILLS ANOB UNIT
- WSP UK LTD
- THE DEPARTMENT OF COMMUNITIES AND LOCAL GOVERNMENT

COLWALL PARISH COUNCIL

Minutes of the Assembly of the Parish Meeting duly convened and held at the Colwall Village Hall, Mill Lane, Colwall on Wednesday 30th January 2019 at 7.30pm.

1. Welcome and apologies for absence.

The Vice-Chairman, Mrs Gwyneth Rees, welcomed circa 67 members of the Public.

2. A presentation was held to update Parishioners on the emerging Colwall Neighbourhood Development Plan” following the Regulation 14 (early 2018) and a number of significant developments for which planning permission had been granted or is pending a decision since the last public meeting held in January 2018.

As previously, this event had been widely advertised by Colwall Parish Council.

Notices were exhibited on the 4 public notice boards in the Parish, on a further 4 notice boards around the village and in the local shops, on the Parish Council website and on a local Facebook page.

Following the welcome by the Vice-Chairman, the meeting was handed over to Councillor John Stock, who undertook a detailed power point presentation on Colwalls’ Neighbourhood Development Plan.

The presentation

i) Provided an update on neighbourhood planning

ii) Detailed the impact of the Housing Target changes for Colwall

Originally the Core Strategy had stated that we needed to achieve 14% proportional growth which equated to 160 new homes in the Parish.

However, the Examiner is now looking for a contingency over and above this target of a further 10% to allow for those sites or expected windfalls which may not actually be achievable.

This means Colwall now has to find an additional 10% over and above the 14% target which is an additional 16 houses so the total of new builds between 2011 and 2031 is now 176 new homes.

iii) Detailed “Housing Developments” since January 2018

Since early 2018 planning approval has been granted for:-

31 new properties on the former bottling plant site (26 apartments and 5 houses)

6 new properties on the land to the rear of Brook House.

However, Chevenham is to be demolished and replacement affordable housing built on the site which will result in a net loss of 16 dwellings.

iv) Impact on our Plan.

Whilst 37 dwellings have been provided by the above planning permission detailed in (ii) above, much of this benefit has been eroded by the additional 16 houses now required and the net loss of 14 at Chevenham.

Furthermore, at the previously identified site known as the “Old School” we can now only include for 9 new dwellings, due to the constraints of the site, S106 and the planning officers “official view of the potential for the site” which is a net loss of 5 from the previous draft of the Plan.

On a positive and based on historic “windfalls” – those which have been in-fills, rather than one off sites of multiple properties, there is an assumption 26 will be built over the remaining 13 years of the Plan which leaves 37 units to be achieved for which Grovesend Farm is the next site for allocation.

iv) Provided details of the “Revisions to the National Planning Policy Framework”.

v) Provided details of the “comments/feedback on the Regulation 14 Consultation” 170 responses had been received from Parishioners plus 9 from Statutory Bodies

These are being assimilated into “groups” and will be available for viewing on the Colwall Neighbourhood Development Plan site within the next few weeks.

vi) Detailed the “next stages” pre the adoption of the Colwall Neighbourhood Development Plan.

3. Parishioners Question Time.

There was approximately 30 minutes of Questions and Answers.

Q. What will stop more than 37 new houses being granted planning permission on Grovesend Farm?

A. Once the Neighbourhood Development Plan has been adopted then the planning officer is required to determine applications based on the document, so we are reliant upon the officer complying and enforcing the Neighbourhood Development Plan. The Plan will specify 37 units on the area and that is the basis upon which it is included and allocated in the Plan.

Q. Can we “the Parishioners” still challenge the redevelopment of Chevenham?

A. As far as we are aware the “consultation period” for Chevenham has now closed but as at Tuesday 29th January a decision had not appeared on the website.

Q. How much affordable housing would apply to Grovesend Farm?

A. The level of affordable housing is stated in the Core Strategy at 40% and would be applied to the Grovesend Farm site.

Q. On what have you based your windfall numbers? And are they too pessimistic?

A. The numbers are based on the average of windfalls excluding larger sites since 2011 and based on this 2 per annum has been applied to the Plan. We do not believe that to be pessimistic.

Q. What is the likely timescale for completion of the process?

A. Assuming the referendum is successful 12-18 months.

Q. Who decides if the windfall assumption is acceptable?

A. The independent examiner.

Q. Can you influence the examiner?

A. No. All we can do is provide the information that supports the assumption.

Q. Has Chevenham been determined?

A. Not to our knowledge.

Q. If the Referendum rejects the Plan, what is the timescale for reapplying?

A. We don't know.

Q. On what basis do you think that 9 is an acceptable number for the "Old School site"?

A. This is based on the latest advice of the planning authority.

Q. Can we have a covenant to protect new houses from being holiday homes?

A. We would have to seek advice on this.

Q. If we achieve 160 within say 10 years does the contingency still need to be accounted for?

A. Yes because Herefordshire as a County is not achieving the national target set by Central government. By upping the target helps them achieve their 5 year housing target.

The Vice-Chairman closed the meeting and thanked all those who had attended.

The meeting closed at 8.20 p.m.

Chairman.....

Date.....

Meeting 23rd January 2020 - Prior to Submission

Copy of Slides

NEIGHBOURHOOD DEVELOPMENT PLAN



**REGULATION 15 SUBMISSION
REGULATION 16 CONSULTATION
AND BEYOND**

WEDNESDAY 22 JANUARY 2020

Colwall Parish Council

NEIGHBOURHOOD DEVELOPMENT PLAN

THE PLAN

Colwall Parish Council's Plan
Endorsed and agreed by whole Council
Advised by;

- Landscape consultant – Carly Tinkler
- Planning consultant – Louise Kirkup (from Kirkwells)
- Architect – Ian Singleton
- Colour consultant – Jem Waygood
- AONB Unit – Paul Esrich
- GIS designer – Catherine Laidlaw



NEIGHBOURHOOD DEVELOPMENT PLAN

AGENDA

1. Brief re-cap on neighbourhood planning
2. Changes following Regulation 14 consultation
3. Landscape led approach
4. Recent NPPG advice regarding development in designated landscapes
5. Determining the settlement boundary
6. Indicative layouts
7. Policies Map
8. Next steps and timescales
 - Regulation 15 Submission
 - Regulation 16 Consultation
 - Regulation 17 Examination
 - Examiners recommendations and HC decision
 - Referendum



NEIGHBOURHOOD DEVELOPMENT PLAN

1- Brief re-cap

Three levels of legislation affect planning!

01	02	03
National Level	County Level	Parish Level
National Planning Policy Framework (NPPF 2018)	Herefordshire's Local Plan - Core Strategy	Neighbourhood Development Plans (NDPs)
	This does not include: <ol style="list-style-type: none"> 1. Settlement boundaries 2. Allocation of sites 	<ul style="list-style-type: none"> - Parish Council can make plans but not enforce them - There are rules we must follow including consultation with our community
	These can only be achieved via a Neighbourhood Plan	

NEIGHBOURHOOD DEVELOPMENT PLAN

1 BRIEF RE-CAP- WHY HAVE A PLAN?

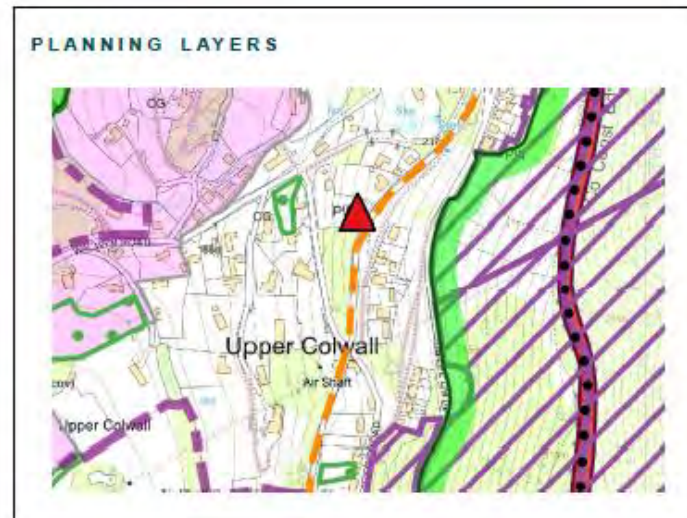
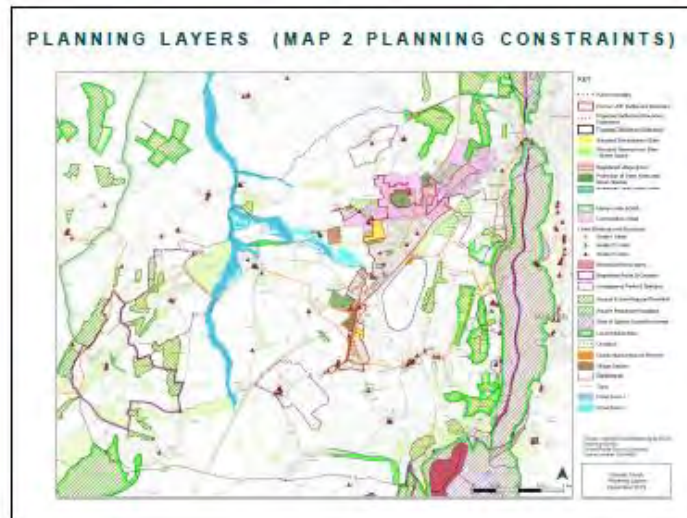
Boundary	Environment	Where	Design	Spend	Plan
To have a settlement boundary	Help protect our environment	Influence where development takes place	Influence the design of development	Have more say over how money is spent (CIL)	Plan positively for the future

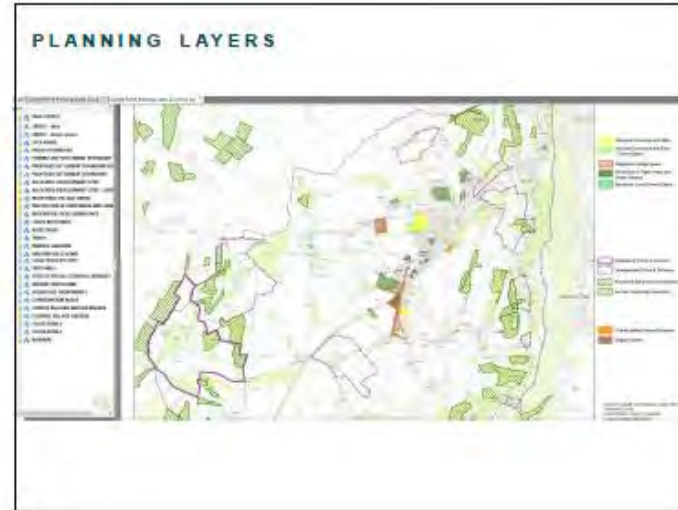
Note: The plan must conform with the National Planning Policy Framework and Herefordshire Council's Core Strategy

NEIGHBOURHOOD DEVELOPMENT PLAN

2-Changes following Regulation 14 consultation

- Changes as listed in the Responses to Representations
- Corrections, spelling and updates
- Re mapping all data and correcting data – Village Green (common land), taken from the original legal documents.
- All mapping in all documents from common source, Visual Study, LSCA etc and the Plan.
- Added all development that is not on the OS base – over 100 – makes it more understandable
- All data will be available in high resolution layered pdf format and also on line.



PLANNING LAYERS - WEBMAP

[Link to webmap](#)

NEIGHBOURHOOD DEVELOPMENT PLAN

3 - LANDSCAPE LED APPROACH

National Planning Policy Framework (NPPF) para 172 states;


'Great weight should be given to conserving and enhancing 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 these issues.'

Hence why we carried out the Landscape Sensitivity and Capacity Assessment (LSCA)

NEIGHBOURHOOD DEVELOPMENT PLAN
3 – LANDSCAPE LED APPROACH


And recently updated the LSCA report to;

- take account of development that has taken place;
- incorporate the results of the Visual Study.



NEIGHBOURHOOD DEVELOPMENT PLAN
3 – LANDSCAPE LED APPROACH

The LSCA sets out the relative capacity of areas of land to absorb development, it allows us to 'rank' land in the sequence in which it should be developed.



In 2015 we suggested this was the limit of acceptability of development in AONB regardless of the number of properties it produced

↓

Rejected by Herefordshire Council because NPPF also requires development. This 'tension' has been much discussed.

AONB accepted the rejection

NEIGHBOURHOOD DEVELOPMENT PLAN
4-PLANNING POLICY GUIDANCE

In July 2019 National planning policy guidance (NPPG) was issued, specifically to cover development in designated landscapes such as AONBs.

"Its (NPPF) policies for protecting these areas may mean that it is not possible to meet objectively assessed needs for development in full through the plan-making process..."

"All development inAreas of Outstanding Beauty will need to be located and designed in a way that reflects their status as landscapes of the highest quality."

This (perhaps) gives a little more weight to the landscape.

NEIGHBOURHOOD DEVELOPMENT PLAN
5 – DETERMINING THE SETTLEMENT BOUNDARY

Depends on our housing target;

Compared to 2011, we have to grow by 14%

- 1141 homes in 2011; so 14% = 160 homes (by 2031)
- Required to add 10% contingency (16) to improve certainty of meeting the target gives 176 additional houses by 2031
- However,

NEIGHBOURHOOD DEVELOPMENT PLAN
5 – DETERMINING THE SETTLEMENT BOUNDARY

Built and committed development since 2011

Development Since 2011	Additional dwellings	Planning App Ref	Other app ref	Comments
Covent Gardens by Banner Homes	20	101505	Built	
Park Farm	1	112091	112090 Built	
Aqj 2 Orin Road	1	113113	Built	
111 Coach House Road	1	122067	101068 Built	
Four Gables redevelopment	4	120384	Built	
Brookmill Close extension	12	102321	Built	
Utter Gardens	25	102734	Built	
Outlook House	1	140171	Built	
Reason View	1	141827	Built	
Behind That	9	170178	174166 Built	
Barn conversion at Hoe Farm	1	148035	102405 also 171210 & 171284	
Two Sites, 2 Crescent Road	1	153791	Built	
Aqj Row Court	1	102532	Built	
Apartment & houses at Botling Plant	31	181274	Approved 7 Dec 18	
Reason View further development 3 replacing 1	2	180130	Approved, 7 Feb 2019	
Additional behind Brook House (30 less 1 demolition)	9	184039	Built	
Redevelopment of Chavanhorn (18 new less 34 demolished = 16)	-16	281828	Under construction	
Land West of Longacre Executive Lane	1	183829	Approved 22 Mar 2019	
North of Cains Field	1	182240	Approved 31 Oct 2019	
TOTAL	106		COMMITTED	

NEIGHBOURHOOD DEVELOPMENT PLAN
5 – DETERMINING THE SETTLEMENT BOUNDARY

176 - 106 committed development = 70

'Windfalls' (development other than on the allocated sites) – taken as 2 per year = 24, 70 - 24 = 46

So only leaves 46 to plan for positively in the Plan by 2031.

NEIGHBOURHOOD DEVELOPMENT PLAN
5 – DETERMINING THE SETTLEMENT BOUNDARY

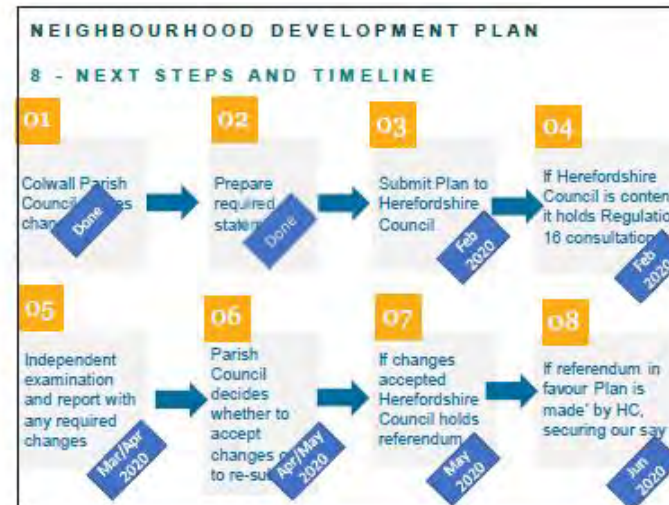
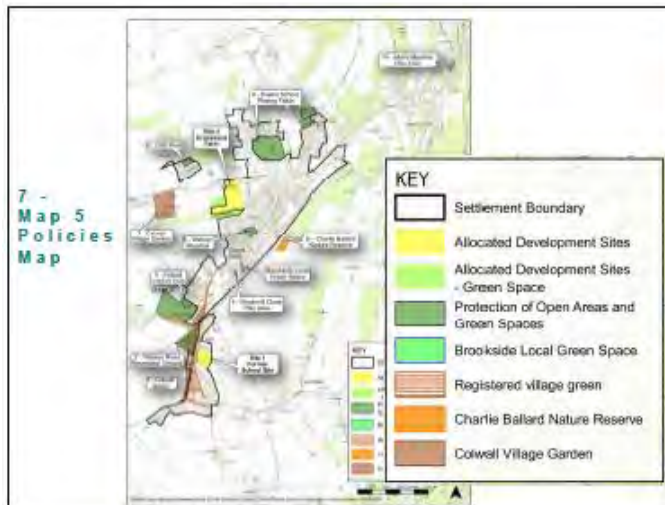
The density of development has an impact on land required;

- Higher density reduces land required which avoids using land with less LSCA 'capacity'
- Higher density encourages smaller more affordable properties
- Fits with assessed demand
- But looks more urban
- HC Core Strategy targets 30 to 50 dwellings per hectare but recognises 'may be less in sensitive areas'

Chosen density = 20 dwellings per hectare (about the same as Covent Gardens)

NEIGHBOURHOOD DEVELOPMENT PLAN

Site Ref	Proposed	Allocation	Comments	Residential	Employment	Other	Green	Other	Other	Other
10	Covent Gardens	Allocated	Site 25 below	Yes	Yes	Yes	Yes	Yes	Yes	Yes
11	111 Coach House Road	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
12	Four Gables	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
13	Brookmill Close	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
14	Utter Gardens	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
15	Outlook House	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
16	Reason View	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
17	Behind That	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
18	Barn conversion at Hoe Farm	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
19	Two Sites, 2 Crescent Road	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
20	Aqj Row Court	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
21	Apartment & houses at Botling Plant	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
22	Reason View further development 3 replacing 1	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
23	Additional behind Brook House (30 less 1 demolition)	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
24	Redevelopment of Chavanhorn (18 new less 34 demolished = 16)	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
25	Land West of Longacre Executive Lane	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
26	North of Cains Field	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
27	Site 25 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
28	Site 26 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
29	Site 27 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
30	Site 28 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
31	Site 29 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
32	Site 30 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
33	Site 31 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
34	Site 32 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
35	Site 33 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
36	Site 34 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
37	Site 35 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
38	Site 36 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
39	Site 37 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
40	Site 38 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
41	Site 39 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
42	Site 40 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
43	Site 41 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
44	Site 42 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
45	Site 43 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
46	Site 44 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
47	Site 45 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
48	Site 46 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
49	Site 47 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
50	Site 48 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
51	Site 49 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
52	Site 50 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
53	Site 51 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
54	Site 52 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
55	Site 53 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
56	Site 54 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
57	Site 55 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
58	Site 56 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
59	Site 57 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
60	Site 58 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
61	Site 59 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
62	Site 60 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
63	Site 61 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
64	Site 62 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
65	Site 63 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
66	Site 64 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
67	Site 65 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
68	Site 66 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
69	Site 67 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
70	Site 68 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
71	Site 69 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
72	Site 70 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
73	Site 71 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
74	Site 72 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
75	Site 73 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
76	Site 74 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
77	Site 75 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
78	Site 76 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
79	Site 77 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
80	Site 78 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
81	Site 79 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
82	Site 80 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
83	Site 81 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
84	Site 82 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
85	Site 83 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
86	Site 84 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
87	Site 85 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
88	Site 86 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
89	Site 87 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
90	Site 88 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
91	Site 89 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
92	Site 90 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
93	Site 91 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
94	Site 92 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
95	Site 93 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
96	Site 94 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
97	Site 95 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
98	Site 96 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
99	Site 97 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
100	Site 98 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
101	Site 99 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
102	Site 100 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
103	Site 101 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
104	Site 102 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
105	Site 103 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
106	Site 104 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
107	Site 105 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
108	Site 106 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
109	Site 107 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
110	Site 108 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
111	Site 109 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
112	Site 110 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
113	Site 111 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
114	Site 112 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
115	Site 113 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
116	Site 114 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
117	Site 115 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
118	Site 116 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
119	Site 117 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
120	Site 118 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
121	Site 119 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
122	Site 120 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
123	Site 121 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
124	Site 122 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
125	Site 123 below	Allocated	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
126	Site 124 below	Allocated	Yes	Yes	Yes					



NEIGHBOURHOOD DEVELOPMENT PLAN UPDATE
REGULATION 15 SUBMISSION

03

- The Plan
- A map which identifies the area the proposed NDP relates (in the Plan)
- The Consultation Statement
- The Basic Conditions Statement
- The Habitats Regulation Assessment
- The Strategic Environmental Assessment

NEIGHBOURHOOD DEVELOPMENT PLAN UPDATE
REGULATION 15 SUBMISSION

04

- Herefordshire Council carries out checks
- Don't want to appoint an examiner just to find it is rejected for technical reasons
- HC's experience and knowledge and process essential to maximise success
- When content carries out consultation

**NEIGHBOURHOOD DEVELOPMENT PLAN UPDATE
REGULATION 16 CONSULTATION**

04

- Publicise;
 - Details of the Plan
 - Where and when the Plan may be inspected
 - Details of how to make representations
 - Statement that you may request to be notified of the decision
 - The date by which representations must be received (not less than 6 week from publication)
- Notify consultation bodies




**NEIGHBOURHOOD DEVELOPMENT PLAN UPDATE
REGULATION 16 CONSULTATION**

04

- Everybody has the right to make representations
- Representations are passed to the examiner
- As will the 389 pages of the Reg 14 representations and the responses.

NOTE
The examiner is only permitted to make certain changes



**NEIGHBOURHOOD DEVELOPMENT PLAN UPDATE
REGULATION 17 SUBMISSION OF PLAN TO EXAMINATION**

05

Herefordshire Council advertise for an examiner
Several may respond
Must be appropriately qualified etc NPIERS
Must not be from the area or have other links or conflicting interests
HC choose examiner and gives Colwall right to reject
HC appoints examiner



**NEIGHBOURHOOD DEVELOPMENT PLAN UPDATE
REGULATION 17 SUBMISSION OF PLAN TO EXAMINATION**

05

Herefordshire Council submits to examiner;

- The Plan
- The Consultation Statement
- Basic Conditions Statement
- The HRA & SEA
- Representations made



NEIGHBOURHOOD DEVELOPMENT PLAN UPDATE
REGULATION 17 SUBMISSION OF PLAN TO EXAMINATION

The Examination 05

- Written representations is the default
- Oral hearing is possible
- Will visit area and walk around, may be accompanied, but unlikely

Examiners check everything

- Compliance with legal requirements
- Correctness – eg the key on plans
- But NOT a 'soundness test'
- Recommends changes but limited to compliance, plan period and corrections
- Not permitted to recommend other changes

NEIGHBOURHOOD DEVELOPMENT PLAN UPDATE
REGULATION 18 PUBLICATION OF EXAMINERS REPORT AND DECISION

Examiner recommends to Herefordshire 05

1. Proceed to referendum without modification
2. Proceed to referendum with modifications
3. Not proceed to referendum

Herefordshire Council may;

- Decline to consider
- Refuse
- Decide what action to take on recommendations
- But must publish the decision



NEIGHBOURHOOD DEVELOPMENT PLAN UPDATE
REFERENDUM - NEIGHBOURHOOD PLANNING (REFERENDUMS) REGULATIONS 2012

Assuming recommendation is 'proceed to referendum with/without modifications' 06

Colwall asked if accept the modifications and

if yes, Herefordshire holds the referendum. 07


If approved by simple majority the Plan is 'made' by Herefordshire. 08

Plan becomes a statutory planning document



NEIGHBOURHOOD DEVELOPMENT PLAN UPDATE

**Thank you,
Any questions?**



Minutes of the Meeting 22nd January 2020

1799

COLWALL PARISH COUNCIL

Minutes of the Assembly of the Parish Meeting duly convened and held at the Colwall Village Hall, Mill Lane, Colwall on Wednesday 22nd January 2020 at 7.30pm.

1. Welcome and apologies for absence.

The Chairman, Mrs Gwyneth Rees, welcomed circa 85 members of the Public.

2. A presentation was held to update Parishioners on the draft Colwall Neighbourhood Development Plan” which is now ready for Regulation 15 Submission and Regulation 16 Consultation.

As previously, this event had been widely advertised by Colwall Parish Council.

Notices were exhibited on the 4 public notice boards in the Parish, on the Parish Council website and in the Winter edition of the Colwall Parish Council newsletter which has been distributed to the Parishioners.

Following the welcome by the Chairman, the meeting was handed over to Councillor John Stock, who undertook a detailed power point presentation on Colwalls’ Neighbourhood Development Plan.

The presentation

i) Provided a brief re-cap on neighbourhood planning

ii) Described changes to the Plan following the Regulation 14 Consultation (undertaken in 2018).

iii) Explained the Landscape led approach adopted by Colwall Parish Council in the Plan.

iv) Explained the impact of the recent NPPG advice regarding development in designated landscapes (of which Colwall is as it sits wholly in the Malvern Hills AONB).

v) Explained how the settlement boundary has been determined.

vi) Gives indicative layouts for the proposed developments contained within the Plan.

vii) Sets out the Policies Map.

viii) Details the “Next Steps and the Timescales”:-

3. Parishioners Question Time.

There was approximately 30 minutes of Questions and Answers.

Q. Did I miss something in the presentation about the former Schweppes site?

A. No the site already has planning permission on it and is included in the “committed and built list” sites.

Q. Is there only 1 access onto the proposed Grovesend site?

A. Yes there is only one vehicular access off Old Church Road.

However, we have included an additional pedestrian and cycle route into the village in the indicative site layout, which does not use Old Church Road.

Q. On the topic of roads, I am concerned about the increased volume of traffic following all the recent new development in the Village. This is making parking difficult and the roads dangerous.

1800

A. The Neighbourhood Development Plan “the Plan” can only address the housing needs not Highways issues or design.

When the Plan has been adopted, the monies from development through the CIL scheme will enable the Parish Council to have more discussions with Highways about how the funds are spent in the Village. At this juncture we intend to look at the issues raised about speeding and retaining the “village feel” to the Walwyn Road.

Q. Can you tell me how the windfall calculation assumptions have been made? And are they realistic?

A. The numbers are based on the average of windfalls excluding larger sites since 2011 and based on this 2 per annum has been applied to the Plan. Herefordshire Council have confirmed they are happy with the assumption.

Q/Statement-. Just to make you aware of the Plan in the wider context of Herefordshire.

Phosphate levels in the River Lugg mean if these issues are not resolved, all areas in Herefordshire will be under increased pressure to take additional housing (over and above that already stated). Whilst this plan may not be perfect it is important that it is progressed quickly to avoid indiscriminate speculative development in our Village

A. We are aware Herefordshire Council is under increasing pressure to satisfy its’ 3 and 5 year quota. Which is in addition to the issues raised relating to the River Lugg and its’ surrounding areas.

Q. Do you think Highways will accept that the junction of Old Church Road with the Walwyn Road is suitable to cope with the additional traffic of 32 houses at Grovesend Farm?

A. Yes I believe Highways think that the junction is adequate to cope with this additional traffic.

Q. If we reach the original target are we expected to allow for the 10% contingency?

A. Yes it would be very difficult for us not to allow for the contingency.

Q Why?

A. The plan runs a number of risks, in that the planners may not allow 14 houses on the Former School Site (and may reduce this to 9), and will the flats on the Former Bottling Site be built in the current economic climate? Audley Ellerslie have sold very few of the flats that they have built in Malvern. Therefore we are at risk that we do not achieve the original target so we need to include for the contingency.

Q. I am concerned with traffic issues arising from new development.

A. The Plan covers Housing Development not Highways Design.

Q. Why did Carly Tinkler recommend development on the Grovesend Farm Site?

A. Carly undertook the Landscape and Character Sensitivity Assessment.

The Parish Council has chosen and designated the sites identified in the plan and this is based on a number of factors of which the LSCA is only one. The decision on site allocation is the Parish Councils' not Carlys'.

Statement – The general consensus is that traffic is the major concern,

A. Thank you.

Q. If we get to the Referendum and it is rejected, where do we go from here?

A. Back to the beginning of the process and we would have to re access the sites.

1801

Q. Are there any sanctions if we get to 2031 and the houses have not been built?

A. No, once we have the Plan in place, we have satisfied the requirements, it is the planning authority who is responsible for granting planning permission.

Q. What leverage has the Plan for more affordable housing?

A. The Plan allows for keeping the density up and we have included indicative layouts.

However, ultimately it is the planning authority who decide the level of affordable housing on each site.

Q. Can we specify in an Appendix about Affordable Housing?

A. Yes but it would have no weight.

Statement – We have spent a lot of time talking about cars not houses.

A. Yes. Let's get the Plan done then we can turn out attention to Highways matters.

Statement – Thank you to the Parish Council for all the work put into this plan. We must get it in place as quickly as possible.

The Chairman closed the meeting and thanked all those who had attended and also extended thanks to Derek Rees for his technical support at the event.

The meeting closed at 8.35p.m.

Chairman.....

Date.....

Colwall Parish Council
February 2020