



**Colwall
Neighbourhood Development
Plan
2021-2031**



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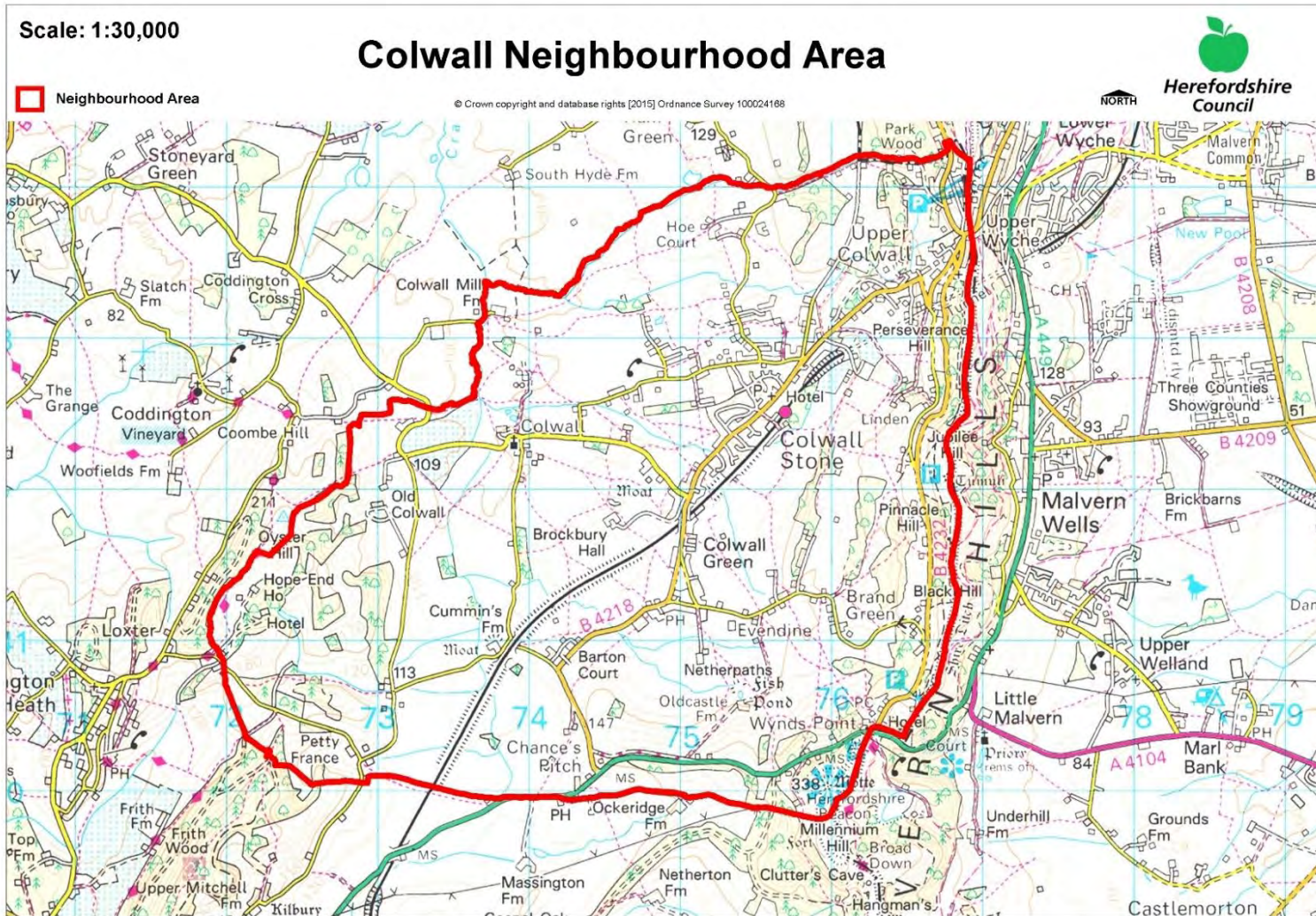
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The website www.colwallneighbourhoodplan.org.uk contains this document and all related published documents including all those referred to in the document, in particular the Landscape Sensitivity and Capacity Assessment (LSCA) and Visual Study.

A high-resolution version of Map 2 Planning Constraints is also available for download in a layered pdf version to allow layers to be turned off and on.

A web based interactive map is also available that contains all the planning constraints together with data from other documents such as the LSCA and Visual Study. It is intended other data will be collected and add to this site to form a community resource.

Map 1: Colwall Designated Neighbourhood Area and Parish Boundary



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1. Foreword



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

Recognising that Colwall is a special place to live in and visit, we aim to retain this status, by protecting our environment and communities, and

at the same time seeking to encourage change which will meet our needs, and enhance the appeal of the area, as well as its sustainability.

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

This document is the final, Referendum version of the NDP. The NDP was examined by an independent examiner in Autumn 2020. The examiner's report recommended that the Colwall NDP should, subject to the modifications put forward in the report, proceed to a referendum. Local people will then have the power to decide if the plan should be used to help determine planning applications for new development in the Parish.

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

Thank you for your time and interest.

2. Executive Summary

This is the final, Referendum Version of the Neighbourhood Development Plan (NDP) for Colwall.

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

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

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

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

3. Introduction

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

industrial estate (Station Yard Industrial Estate), a hotel and a significant number of other local businesses.

- 3.5 Colwall Green is the south-west part of the village. This is a generally open area extending along the road from the railway bridge to the south-western edge of the village. This area contains community and recreational facilities; the Village Hall, cricket and football grounds, and the historic Elms School. The Green itself is a well-defined and prominent feature, bounded by a mature drive of lime trees and beyond them views to the west across the surrounding farmland and rolling hills. Colwall Church of England Primary School was relocated to a new site off Mill Lane at the back of the village hall in January 2018.



Colwall Green

¹ 2011 Census

See <https://www.nomisweb.co.uk/reports/localarea> for Colwall Parish

3.6 Beyond the village, settlements in the wider Parish comprise scattered farms, smallholdings and individual houses, set in a rural landscape setting of woodland, orchards, pasture and arable fields. The church of St James is located on Mill Lane within a cluster of historic buildings including the former hunting lodge of the Bishop of Hereford (Grade II* Listed Park Farmhouse).



View west from Upper Colwall

3.7 The western flanks of the Malvern Hills dominate the setting of the village and afford dramatic and extensive views across Herefordshire towards the Black Mountains and Shropshire. The southeast corner of the Parish includes the flanks of the Herefordshire Beacon, which rises to 338 metres above sea level.

3.8 The Parish has a wealth of natural and built heritage assets. In addition to being located within the Malvern Hills AONB, Colwall has a Site of Special Scientific Interest (Malvern Hills SSSI), 11 Special Wildlife Sites (SWS), 3 Local Geological Sites, 24 areas of Ancient Woodland and 2 Registered Parks and Gardens². Several water courses flow through the Parish. There are also 88 listed buildings and scheduled monuments (see Appendix IV) and a conservation area (Colwall Stone / Upper Colwall). These environmental constraints are shown on Map 2 below.

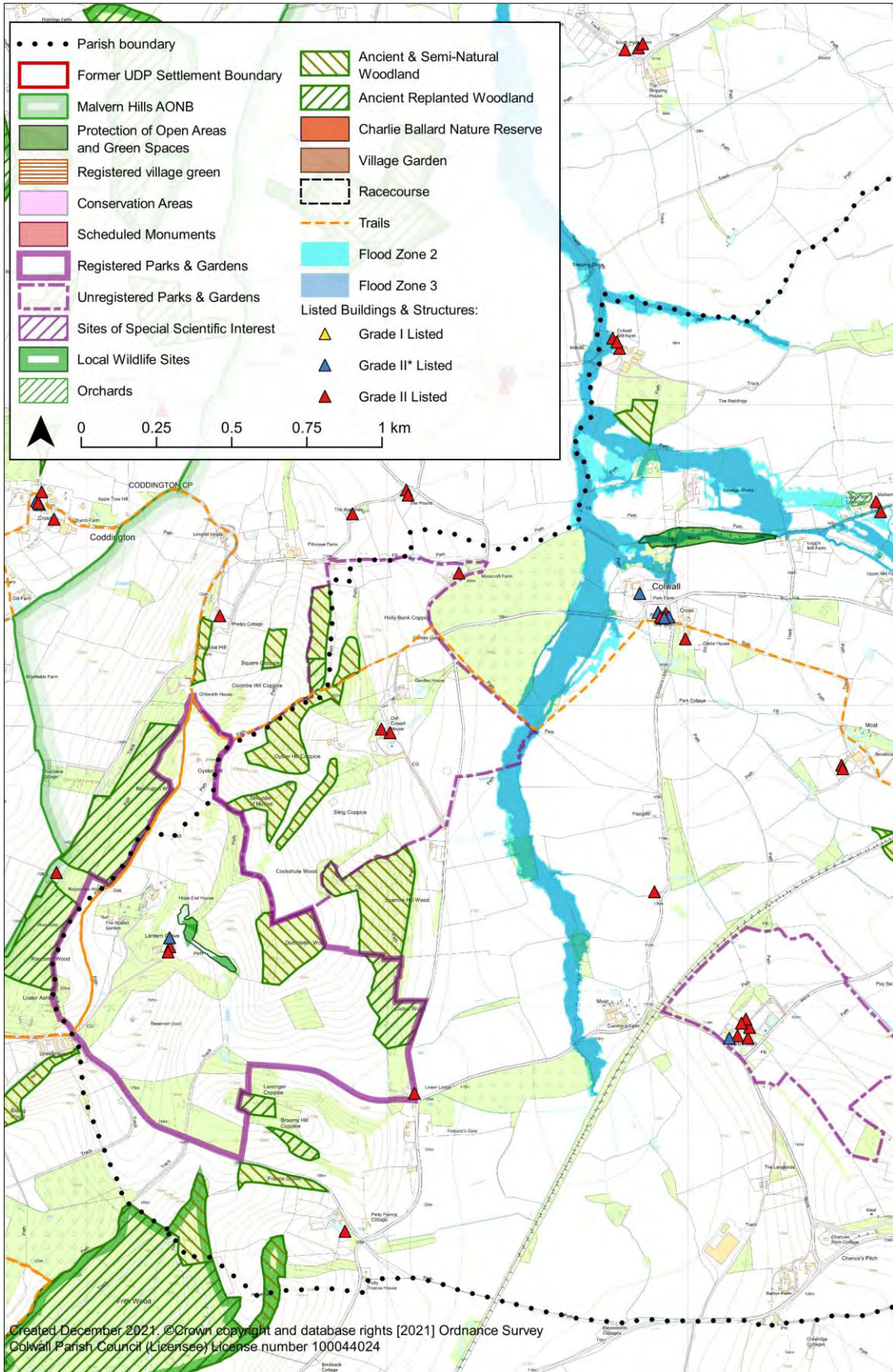
3.9 The high quality, attractive environment, strong sense of local community, good accessibility to nearby towns and the wider rail and road transport networks, combine to make Colwall a highly desirable place in which to live. This is a relatively affluent area; in 2011³ 49% of households in Colwall owned their homes outright (without a mortgage) compared to 39.4% in Herefordshire and 30.6% in England and of those in employment aged 16-74 years, 17.3% are managers, directors and senior officials compared to 11.6% in Herefordshire and 10.9% in England. Many are self-employed (16.3% of economically active 16-74 year olds, compared to 14.4% in Herefordshire and 9.8% in England). However, there is an ageing population and 25.4% of residents are retired compared to 16.6% in Herefordshire and 13.7% in England. In fact, 29.7% of Colwall residents are aged over 65 years – a considerably higher proportion than those for Herefordshire (21.3%) and England (16.4%).

² Strategic Environmental Assessment Scoping report – Colwall, Herefordshire Council, 2014

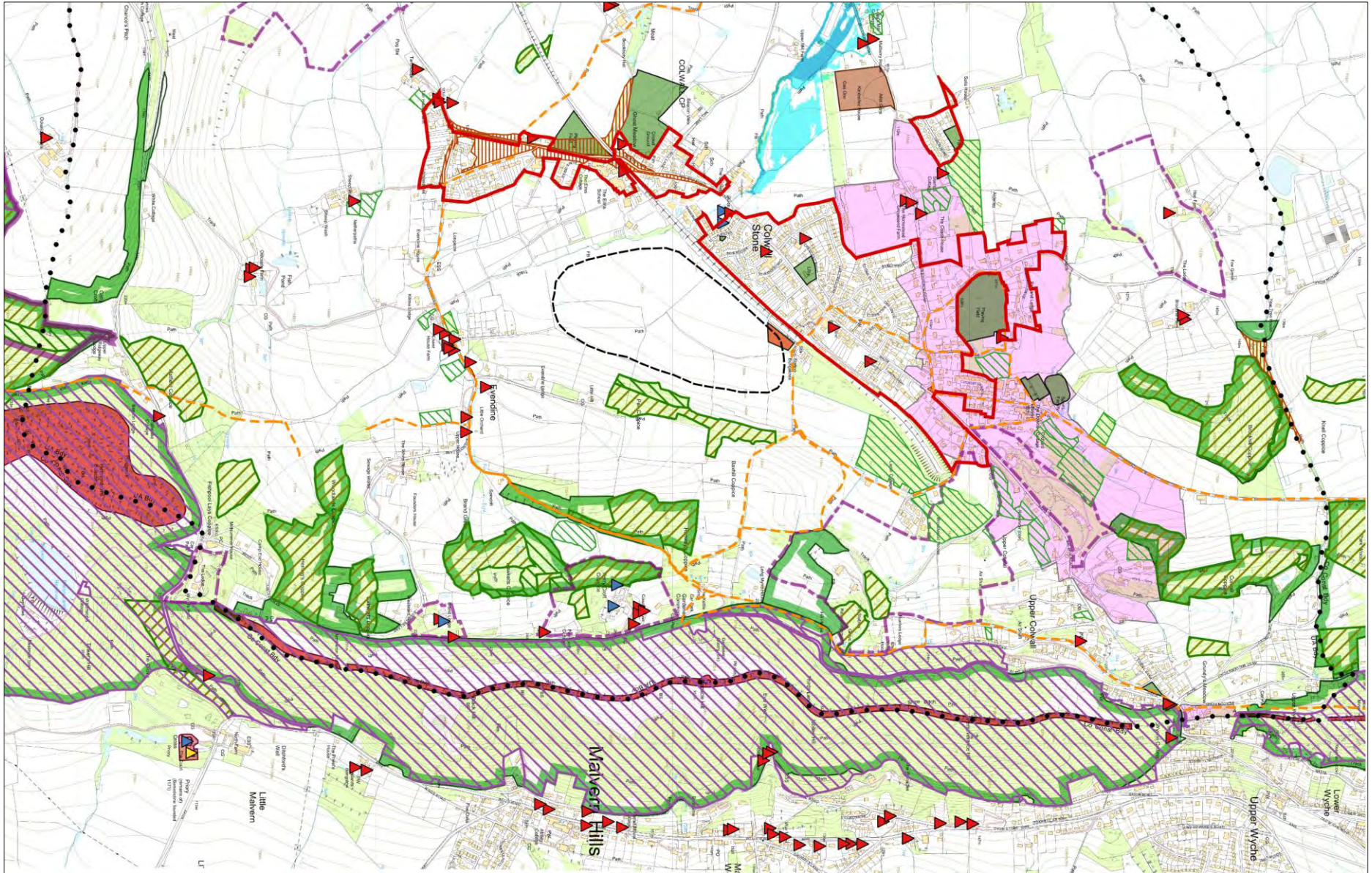
<https://www.herefordshire.gov.uk/directory-record/3046/colwall-neighbourhood-development-plan>

³ See Nomis Local Area for Colwall Parish

Map 2: Planning Constraints



Colwall Neighbourhood Development Plan 2021-2031 – Referendum Version



4. A Plan for Colwall

Planning Policy Context

- 4.1 Neighbourhood Development Plans are required to be “in general conformity” strategic planning policies, here the Herefordshire Local Plan Core Strategy 2011 - 2031, adopted by Herefordshire Council on 16 October 2015⁴.
- 4.2 They also have to "have regard to" national planning policies which are set out in the National Planning Policy Framework (NPPF) which was revised in July 2018 and updated in January 2019⁵, and other guidance such as Planning Practice Guidance⁶ and policy statements. The NPPF sets out in paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development and that the planning system has three overarching objectives: an economic objective, a social objective and an environmental objective.
- 4.3 Planning Practice Guidance advises that *“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning*

provides a powerful set of tools for local people to plan for the types of development to meet their community’s needs and where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.” (Paragraph: 001 Reference ID: 41-001-20190509).”

- 4.4 Planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise. The adopted Herefordshire Local Plan Core Strategy and the Colwall Neighbourhood Plan, once made, will be part of the statutory development plan for the area. The NPPF is a material consideration in any planning application determinations.

Colwall Neighbourhood Development Plan

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

⁴ <https://www.herefordshire.gov.uk/local-plan-1/local-plan-core-strategy/2>

⁵ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁶ <https://www.gov.uk/government/collections/planning-practice-guidance>

identification of the settlement boundary is therefore the primary purpose of the plan.

- 4.8 Colwall Village had an existing settlement boundary identified in the former Herefordshire Unitary Development Plan (UDP). The Local Plan - Core Strategy proposes a level of growth of 14% across the Ledbury Rural Housing Market within which Colwall lies, equating to a proportionate growth figure of at least 160 new houses over the plan period (2011 -2031). Policy RA2 sets out that *“the minimum growth target in each Rural Housing Market Area will be used to inform the level of housing development to be delivered in the various settlements set out in Figs 4.20 and 4.21. Neighbourhood Plans will allocate land for new housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets”*. It was accepted the existing settlement boundary could not accommodate the required growth and it was necessary to examine where new housing could most appropriately be developed. The Malvern Hills Area of Outstanding Natural Beauty Partnership was consulted at an early stage.
- 4.9 As a result it was decided the area around the existing settlement boundary should be assessed for the impact development would have on the landscape.
- 4.10 In February 2013 Carly Tinkler CMLI was appointed by the Malvern Hills AONB Partnership (‘the Partnership’) to provide landscape advice on the future of Colwall’s settlement boundary. The advice was provided in the form of a written, illustrated report and map (‘The Preliminary Assessment of Settlement Boundary Landscape Appraisal, March 2013’) based on a preliminary landscape appraisal of the existing boundary and its

wider landscape context, informed by desktop research and discussions with representatives from Colwall Parish Council.

- 4.11 The purpose of the appraisal was to identify areas outside the current settlement boundary where future residential development could be sited without adverse effects on the landscape, especially in terms of its character and visual amenity. The findings have been used to guide the preparation of Colwall’s Neighbourhood Development Plan.
- 4.12 The appraisal was completed and the report submitted to the Partnership in March 2013. The report is available on the neighbourhood plan website: (<http://www.colwallneighbourhoodplan.org.uk/current.html>).The accompanying map showed the preliminary assessment of sites with potential for development. The report’s findings were presented at a public meeting in October 2013.
- 4.13 Following completion of the appraisal, the Parish Council decided to commission a more detailed study of the landscape of the settlement boundary to build on the preliminary findings (Stage 2) because the initial appraisal only identified sites with the potential for development and did not allow for the ranking of sites. Furthermore, the potential sites were unlikely to achieve the housing target due to various constraints.
- 4.14 In order to establish whether further sites were capable of accepting development, it was recommended the assessment of the land in proximity to the existing settlement boundary should be taken to a more detailed, higher level second stage through a project-specific methodology based on the Landscape Sensitivity and Capacity Assessment (LSCA) model. The recommendation was accepted and the Colwall Neighbourhood Plan Settlement

Boundary Landscape Sensitivity and Capacity Assessment was published in 2013⁷. The report provided:

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

- Contributions to the local educational resource for use in the longer term as a tool for community participation through updating and modifying the baseline.

4.15 A development Capacity Table was produced based on the LSCA rankings and the likely achievable development for each plot (including non-LSCA related constraints, such as access and landowner willingness to develop) to determine which plots might be developed and how each contributed to the target. This table was then used to determine which plots should be put forward for development and hence to identify the required settlement boundary.

4.16 In addition several existing planning policy documents have provided a robust evidence base and starting point for the preparation of neighbourhood plan policies on design and protecting natural and built heritage assets. These documents include:

Malvern Hills AONB Guidance Documents⁸:

- Malvern Hills Area of Outstanding Natural Beauty, Guidance on Building Design, Malvern Hills AONB, 2013
- Malvern Hills Area of Outstanding Natural Beauty, Landscape Strategy and Guidelines, Malvern Hills AONB, 2011
- Malvern Hills Area of Outstanding Natural Beauty, Guidance on Highway Design, Malvern Hills AONB, 2011

⁷ <http://www.colwallneighbourhoodplan.org.uk/current.html>

⁸ <http://www.malvernhillsaonb.org.uk/managing-the-aonb/guidance-documents/>

- Malvern Hills Area of Outstanding Natural Beauty, Guidance on the Selection and Use of Colour in Development, Malvern Hills AONB, 2015
- Malvern Hills Area of Outstanding Natural Beauty, Guidance on Identifying and Grading Views and Viewpoints, Malvern Hills AONB, 2015 (following amendments after the Reg 14 consultation)
- Malvern Hills Area of Outstanding Natural Beauty, Management Plan (2019-2024), Malvern Hills AONB, 2019
- Malvern Hills Area of Outstanding Natural Beauty, Guidance on Lighting, Malvern Hills AONB, 2019
- Malvern Hills Area of Outstanding Natural Beauty, Guidance on how Development can Respect Landscape in Views, Malvern Hills AONB, 2019
- Malvern Hills Area of Outstanding Beauty, Guidance on Keeping Horses in the Landscape, 2010
- Colwall Village Design Statement, Colwall Village Society, 2001⁹
- Landscape Character Statement for the Parish of Colwall, Colwall Parish Council and Malvern Hills AONB, 2012¹⁰
- Colwall Parish Plan, Colwall Parish Council, 2004¹¹

Informal Public Consultation on Emerging Draft Plan

- 4.17 There have been several rounds of community engagement and public consultation undertaken at key stages throughout the preparation of the Draft Plan. These, together with the responses and questions from local residents and stakeholders are set out in the Consultation Statement. They included carrying out the consultation for the location of a new school on behalf of the Education Department and recommending a site.
- 4.18 The issues raised in early public meetings provided the general framework for the emerging Draft Plan. Some of these issues were outside the scope of a NDP which is a planning policy document used to guide new development through the development management process. Such issues are therefore dealt with more effectively and appropriately elsewhere and the Parish Council, through the steering group, decided to focus the plan on two principal issues; the settlement boundary and detailed design policies for development generally and for the development of identified parcels of land (site allocations).
- 4.19 Following significant consultation with the Parish Council Herefordshire Council approved the planning application for the new school on 3 August 2016, on a site adjacent to the village hall in the development plot referenced 9a (see Map 3).
- 4.20 As a result of this development it was necessary to reassess nearby areas under the LSCA. This lowered Plot 9 by two categories from the previously recorded '**Low to Medium**' to '**Low**'. Conversely it raised part of the area around the Thai

⁹ <http://www.colwallneighbourhoodplan.org.uk/current.html>

¹⁰ <http://www.colwallneighbourhoodplan.org.uk/history.html>

¹¹ <http://www.colwallneighbourhoodplan.org.uk/history.html>

restaurant from **‘Between Low and Low to Medium’** to **‘Medium to High’**. These changes were taken into account together with a review of the numbers of dwellings each site can accommodate.

- 4.21 The principle of determining the development sites remained that of starting with the sites with most capacity in landscape terms and proceeding until either the target is achieved or the capacity fell to a level that was not considered appropriate for development in the Area of Outstanding Natural Beauty. Initially this was set at below **‘Medium’** however it was later accepted this did not strike an appropriate balance between the need for development and protection of the AONB. Currently no limit has been set below which development should not occur however, as the lowest two capacity levels encircle the main built-up area with a broad band, this is the likely long-term limit.

Regulation 14 Public Consultation and Preparing the Submission NDP

- 4.22 The Draft NDP was published for 6 weeks' formal consultation from Thursday 1st February 2018 to Sunday 18th March 2018.
- 4.23 The consultation generated a high level of responses from residents and other stakeholders, many of which were very detailed and related to the proposed settlement boundary and identified housing sites. The submitted representations together with the Parish Council's consideration and any resulting changes to the NDP, are provided in the set of Response Tables which accompany the Consultation Statement.
- 4.24 By early summer 2019 all the responses to the NDP Regulation 14 consultation had been considered, and a new Regulation 16 draft of the NDP was being prepared. As there had been further

changes to the landscape and visual context since then, and new studies had been carried out, Colwall Parish Council decided that the LSCA should be updated again to incorporate the new information. To help inform decisions about proposed amendments to the Submission Plan, including any changes to the settlement boundary, the Parish Council commissioned an update to the LSCA, a Landscape and Visual Study of a ‘Gap’ Site outside the proposed settlement boundary at Colwall Stone and a study to identify important views for protection in the NDP.

- 4.25 The 'Gap Site' study was carried out in October and November 2018 to establish whether a certain area of land in Colwall had the capacity to accept new residential development, from a landscape and visual perspective. The landscape and visual study concluded that the Gap site's level of capacity to accept new residential development was **‘Low to Medium’**. The ‘gap site’ study's findings were published in November 2018. The conclusions were as follows:

*‘The landscape and visual study concluded that the ‘Gap’ site’s level of capacity to accept new residential development was **‘Low to Medium’**.’*

‘The illustrative layout that was produced indicates that around 20 small to medium-sized houses could be accommodated on the site in a way that takes the various landscape constraints, opportunities and parameters into account; however, even with the recommended mitigation and enhancement measures in place, there is still the potential for new development here to give rise to adverse landscape and visual effects (although the extent of these would be relatively localised).’

‘It is clear that if new development is to be considered on the Gap site, a) further studies would be required in order to establish feasibility / viability (and other constraints may be identified), and b) it must be very carefully controlled and planned to ensure locally-appropriate and high-quality design solutions.

‘The aim should be for any new development here to make a positive contribution to the village and its community.’

- 4.26 The ‘gap site’ was subsequently incorporated into the revised version of the LSCA. It was numbered ‘Area 22’, Assessment and Summary Sheets were produced, and the Capacity Plan was updated accordingly, along with the other post-January 2018 baseline changes.
- 4.27 In October 2018, Colwall Parish Council commissioned a study of the views and visual amenity of the village and surrounding areas (Colwall NDP Visual Study Report, January 2019¹²). The Visual Study was completed in January 2019. In summary, twenty-four of the thirty-one 2001 Village Design Statement views were still considered ‘important’ / ‘exceptional’ in 2019. Fourteen new ‘Exceptional Key Views into, out of, and within the village’ were identified. The locations of the views, approaches and gateways are shown on Figure VS3 - Viewpoint Location Plan (contained in the Visual Study Report appendices reproduced as Map 7 in the NDP). A further aim of the 2019 Visual Study was to verify the levels of visual sensitivity of the individual LSCA Areas, excluding those already developed or having approval to be developed. It concluded that, in early 2019, the levels of visual sensitivity of all

of the undeveloped LSCA Areas were the same as those set out in the updated (2018) LSCA schedules. In October 2019 the LSCA was updated to incorporate the ‘Gap’ site and the Visual Study’s valuable information and to review earlier work to ensure consistency throughout the assessment. The Visual Study has been used to form part of the evidence base required for the NDP, and the findings have informed a new NDP ‘views’ policy.

- 4.28 These studies are provided on the NDP website as technical evidence / background documents. The Development Strategy section of the NDP (Section 6.0) provides more detail about the technical studies that have informed the identified settlement boundary.

¹² <http://www.colwallneighbourhoodplan.org.uk/current.html>

5. Vision and Aims



Colwall, looking east

THE VISION: COLWALL 2031

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

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

AIMS

Aim 1. To identify a settlement boundary to guide the location of new development to the most appropriate areas in the parish of Colwall.

Aim 2. To identify areas of land adjacent to the main settlement area where new housing development may be most appropriate in terms of landscape impact.

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

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

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

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

Aim 7. To minimise light pollution and ensure new development is successfully integrated into the local context by appropriate landscaping where required.

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

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

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

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

6. Development Strategy and Neighbourhood Plan Policies



Evendine Road, looking south

6.0 Development Strategy

Introduction

- 6.0.1 Historically, the Malvern Hills District Council set out a Settlement Boundary for Colwall via its policy HSG 3, Colwall 1 & 2. This was adopted by Herefordshire Council in 1998, following the creation of Herefordshire Council as a unitary authority. The settlement boundary was very tightly drawn around the existing built up area leaving limited opportunity for new development.
- 6.0.2 To leave room for local community-led planning, Herefordshire Council's Core Strategy does not include Settlement Boundaries. Colwall Parish Council considered a settlement boundary was essential for the appropriate management of development and therefore resolved to prepare a Neighbourhood Development Plan to identify a suitable boundary up to 2031. A NDP Working Party was set up and commenced work in March 2012.
- 6.0.3 Colwall is part of the Ledbury Housing Management area (HMA), and is one of many settlements identified as providing the main focus of proportionate housing development (Core Strategy, Figure 4.14). The housing target is set out in Policy SS2 – Delivering new homes; this requires the Rural Settlements, which includes Colwall, to deliver 5,300 new homes. It also sets a *"target net density of between 30 and 50 dwellings per hectare, although this may be less in sensitive areas.* Policy RA1 – Rural housing distribution, gives an Indicative housing growth target of *"14%"* for the Ledbury HMA. Policy RA2 – Housing in settlements outside Hereford and the market towns; sets out that *"Neighbourhood Development Plans will allocate land for new*

housing or otherwise demonstrate delivery to provide levels of housing to meet the various targets, by indicating levels of suitable and available capacity."

The Policy goes on to say, *"Housing proposals will be permitted where the following criteria are met:*

- 1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified in fig 4.15 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned;*
- 2. Their locations make best and full use of suitable brownfield sites wherever possible;*
- 3. They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and*
- 4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand".*

- 6.0.4 The parish of Colwall lies wholly inside the Malvern Hills Area of Outstanding Natural Beauty (AONB) and therefore, in accordance with NPPF 2018, paragraph 172 *"great weight should be given to conserving and enhancing landscape and scenic beauty in*

Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues."

6.0.5 In addition, the Malvern Hills AONB Partnership has published a statutory Management Plan and significant advice, including Landscape Strategy, Guidance on how Development can respect Landscape in Views, Guidance on Identifying and Grading Views and Viewpoints, Guidance on Building Design etc, which have all been considered and used to inform detailed design policies in the NDP.

Strategy Used to Determine the Proposed Settlement Boundary

6.0.6 It was clear that despite the inclusion of a large brownfield site - the former Malvern Water Bottling Plant which closed in 2010 and has planning approval for 26 apartments and 5 houses - the settlement boundary would need to be expanded to meet the indicative housing target. In accordance with the Core Strategy requirement for development *to be located within or adjacent to the main built-up area*, it was decided development should only be adjacent to the two larger areas of the historic settlement boundary, excluding the small third area of Orlin Road.

6.0.7 To satisfy the NPPF requirement to give great weight to the AONB, in consultation with the AONB Unit, a landscape architect was commissioned to review the areas immediately adjacent to the existing settlement boundary to assess their relative importance in respect of landscape character and visual amenity. This resulted in the published Preliminary Assessment of Settlement Boundary – Landscape Appraisal dated March 2013. It identified 8 sites *which demonstrated the most obvious potential [for development] based on a preliminary 'rapid' assessment* of areas adjacent to the settlement boundary. It was considered

unlikely these sites alone would provide sufficient development to satisfy the target because of other constraints, so a more detailed assessment was commissioned to establish whether further sites could accept development and to grade their relative impact on the AONB.

6.0.8 The Stage 2 Landscape Sensitivity and Capacity Assessment (LSCA) was published in September 2013 and graded parcels of land immediately outside the historic settlement boundary. Over the following years it was updated several times, finally in October 2019, to take account of the visual impacts of new development schemes, and to consider further information and assessment work prepared for developers, including the new primary school.

6.0.9 At the same time a Capacity Table was developed which graded the potential sites in order of their ability to accept development, in landscape terms. The table was then populated with the other constraints, including whether the landowner wished to develop in the Plan period, and taking account of technical constraints such as access, flood risk and impacts on built and natural heritage assets.

6.0.10 In 2011 there were 1141 properties in the parish. Applying the target of 14% gives a requirement to build 160 new dwellings. Between 2011 and April 2020 there has been a net gain of 112 dwellings through completed developments and commitments (see Table 2 below). An allowance of 2 dwellings per year of the remaining plan period has been taken as 'windfall', based on historic numbers, giving 22. Therefore, the Plan needs to positively plan for an additional 26 dwellings.

6.0.11 For those sites that appeared deliverable an indicative housing number was inserted to understand the likely number of sites

required to achieve the target. Much of the existing development in Colwall has a relatively low density and the community was concerned this was maintained, both to respond to local character and distinctiveness from a street level and also in consideration of the impact on the AONB. However, using a low density requires a greater land area to satisfy the target which could also have a significant impact on the AONB. A lower density could also lead to the provision of larger properties, which are not needed. It was therefore concluded, in consultation with the AONB Unit, that a net density of 20 dwellings per hectare should be used initially, with the number of dwellings on a given site being confirmed by a 'landscape-led' development layout prepared by an architect, working with the landscape architect. These appear in the Plan as Indicative Layouts (See Plans in Appendix IV).

6.0.12 At an early stage the possibility of determining the settlement boundary purely on the LSCA capacity gradings was examined and discussed, including with the AONB Unit, however, this purely landscape led option is not required because sufficient development land to satisfy the target can be allocated without entering land which is rated in the lowest 3 capacity gradings. The settlement boundary has therefore been set to:

- Allocate sufficient sites to achieve the indicative housing target;
- Ensure that land which has the lowest capacity to accept development in landscape terms (and which if developed would have the greatest impact on the AONB) remains undeveloped;
- Limit overall capacity and support a suitable net density of about 20 dwellings per hectare by providing Indicative Layouts that

provide some evidence that the type and number of dwellings expected to meet the local identified need is achievable;

- Not over provide greenfield sites, to encourage the brownfield sites to be developed at an early stage;
- Include areas that lie outside the historic settlement boundary but which are adjacent to it and are already substantially built out. This is to provide flexibility and ensure areas are not unreasonably excluded from future changes by lying just outside the settlement boundary;
- Exclude areas where non-landscape constraints mean that development is unlikely to be achievable;
- Exclude areas where owners have said they do not wish to develop within the Plan period, and which therefore cannot demonstrate deliverability; and
- Exclude areas where a presumption against development is indicated in the Malvern Hills AONB Management Plan, for example traditional orchards.

6.0.13 The Capacity Table is shown below which demonstrates that 46 dwellings are achievable and indicates which areas should be incorporated into the settlement boundary and whether sites should be allocated.

6.0.14 Map 3 shows the proposed changes to the settlement boundary, together with the two allocated housing sites.

Table 1: Capacity Table

LSCA Ref (see Figure 1)	Description	Landscape Capacity	Comments	Include in Settlement Boundary?	Allocate site?	Dwellings achievable
3B	Former school site	Brownfield inside SB	See 3A below	Already in	See 3A below	See 3A below
3A	Adj former school	Medium to High	To be developed jointly with Area Ref 3B, above. Indicative layout indicates 14 dwellings. Landowner confirmed willingness to develop in Plan period.	Yes	Yes	14
16A1	Redland Drive		Landowner does not wish to develop. Land is actively managed to encourage flora.	No	No	0
16A2	Redland Drive		No highway access or reasonable prospect of access.	No	No	0
Total to this level						14
1A	Picton Gardens	Between Medium and Medium to High	This site is a commercial nursery. Landowner does not wish to develop within the Plan timescale.	No	No	0
19	Cowl Barn Lane		Rejected in SHLAA 2012, not considered achievable because of highway authority's concerns and difficulty cost of upgrading access. Impacts on historic orchard.	No	No	0
Total to this level						14
7A	3rd side village green	Medium	Landowner does not wish to develop in Plan period.	No	No	0
17A	N of Cowl Barn Lane		No public road access, worsens issues for Area 19.	No	No	0
20	Downs school		Downs School, include in SB because fully developed.	Yes	No	0
Total to this level						14
5A	Tan House Farm	Between Low to Medium and Medium	Generally developed today, a barn may be converted.	Yes	No	1
7B	3rd side village green		Landowner does not wish to develop in Plan period.	No	No	0
12	Grovesend		Land owner willing to develop subject to NDP approval. Indicative layout indicates 32 properties appropriate.	Yes	Yes	32
Total to this level						47
22	The Gap site, north of Thai	Low to	Not required to achieve target. Landowner not consulted.	No	No	0
Total to this level						0
Plot 3, 5, 15, 16, 17.		Between Low and Low to	Development considered unacceptable in the AONB	No	No	0
Total to this level						0
Plots 1, 2, 4, 6, 7, 8, 9, 10, 11, 13, 14, 17, 18, 21B		Low	Development considered unacceptable in the AONB	No	No	0

Table 2: Colwall Parish Council Table of New Residential Planning Applications since 2011

Table 2: Completed developments and commitments					
Development Since 2011	Additional dwellings	Planning App Ref	Other app refs	Comments	
Tha Railway Paddock The Ems School	1	NE2002/2041/F			
Tustins, Walwyn Road, Colwall, WR13 6QP	1	74094		Built	
Holmleigh Old Church Road	1	93264		Built	
Covent Gardens by Banner Homes	20	101505		Built	
Park Farm (The Studio)	1	112091	112090	Built	
Adj 2 Orlin Road	1	113211		Built	
In Coach House land	1	123067	161068	Built	
Four Gables redevelopment	4	120994		Built	
Brookmill Close extension	12	132321		Built	
Lime Gardens	25	132734		Built	
Oxford House	1	140371		Built	
Beacon View	1	141827		Built	
Elm Cottage, Broadwood Drive, Colwall	1	142203	150243	As per HC count	
Behind Thai	9	170278	174166	Built	
Barn conversion at Hoe Farm	1	148036	162405	also 1711233 & 171284	
Two Elms, 5 Crescent Road	1	153791		Built	
Adj Fox Court	1	162532		Built	
Apartments & Houses at Bottling Plant	31	181274		Approved 7 Dec 18	
Beacon View further dev 3 replacing 1	2	183135		Under construction	
Behind Brook House (10 less 1 demolition)	9	184039		Built	
Redevelopment of Chevenham (18 new less 34 demolished =-16)	-16	183826		Under construction	
Land West of Longacre Everdine Lane	1	183829		Approved 22 Mar 19	
Fishponds	1	191788		Built	
North of Caves Folly	1	192249		Approved 31 Oct 19	
Checketts	1	193186		Approved 23 Mar 20	
TOTAL	112				

6.1 Settlement Boundary and Housing Development

AIMS

Aim 1. To identify a settlement boundary to guide the location of new development to the most appropriate areas in the parish of Colwall.

Aim 2. To identify areas of land adjacent to the main settlement area where new housing development may be most appropriate in terms of landscape impact.

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

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

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

6.1.1 Colwall will continue to grow in the future and this growth has to be accommodated in a sensitive and sustainable way. Colwall lies

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

1. Number of houses in Colwall Parish in 2011 equalled 1141¹³ and therefore 14% growth equals 160 dwellings.

2. In April 2020 there were 112 commitments (that is, houses with extant planning permission, houses being built or houses completed since April 2011). This also allows for the net loss of 16 dwellings through the redevelopment of Chevenham where the 34 flats will become 18 houses. Windfalls average 2 per year in the Parish, giving a likely figure of 22 over the remaining plan period up to 2031. Therefore, the Plan needs to positively plan for at least 26 dwellings. Working in sequence from the LSCA Areas with greatest capacity this requires the development of Area 3A and 3B (the disused former school and an adjacent

¹³ Housing numbers are from the email dated 17th April 2015 which sets rural housing requirements for the Parish - based on Local Property Gazetteer April 2011 (see NDP website).

area) and the development of LSCA Area 12 (Grovesend Farm). Together these provide for 41 dwellings based on landscape led layouts included in the Plan as Indicative Layouts (9 on Site 1 + 32 on Site 2 = 41).

6.1.2 The village of Colwall is identified as a “settlement which will be the main focus of proportionate housing development” in Figure 4.14 of the Herefordshire Local Plan Core Strategy. Policy RA2 Housing in settlements outside Hereford and the market towns guides new development in these areas - see section 6.0 Development Strategy.

6.1.3 The NPPF sets out in paragraph 172 that "*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. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.*"

6.1.4 PPG goes on to provide more detail:

"How should development within National Parks, the Broads and Areas of Outstanding Natural Beauty be approached?"

"The National Planning Policy Framework makes clear that the scale and extent of development in these areas should be limited, in view of the importance of conserving and enhancing their

landscapes and scenic beauty. Its 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, and they are unlikely to be suitable areas for accommodating unmet needs from adjoining (non-designated) areas. " Paragraph: 041 Reference ID: 8-041-20190721 Revision date: 21 07 2019.

How should development within the setting of National Parks, the Broads and Areas of Outstanding Natural Beauty be dealt with?

Land within the setting of these areas often makes an important contribution to maintaining their natural beauty, and where poorly located or designed development can do significant harm. This is especially the case where long views from or to the designated landscape are identified as important, or where the landscape character of land within and adjoining the designated area is complementary. Development within the settings of these areas will therefore need sensitive handling that takes these potential impacts into account. Paragraph: 041 Reference ID: 8-041-20190721 Revision date: 21 07 2019"

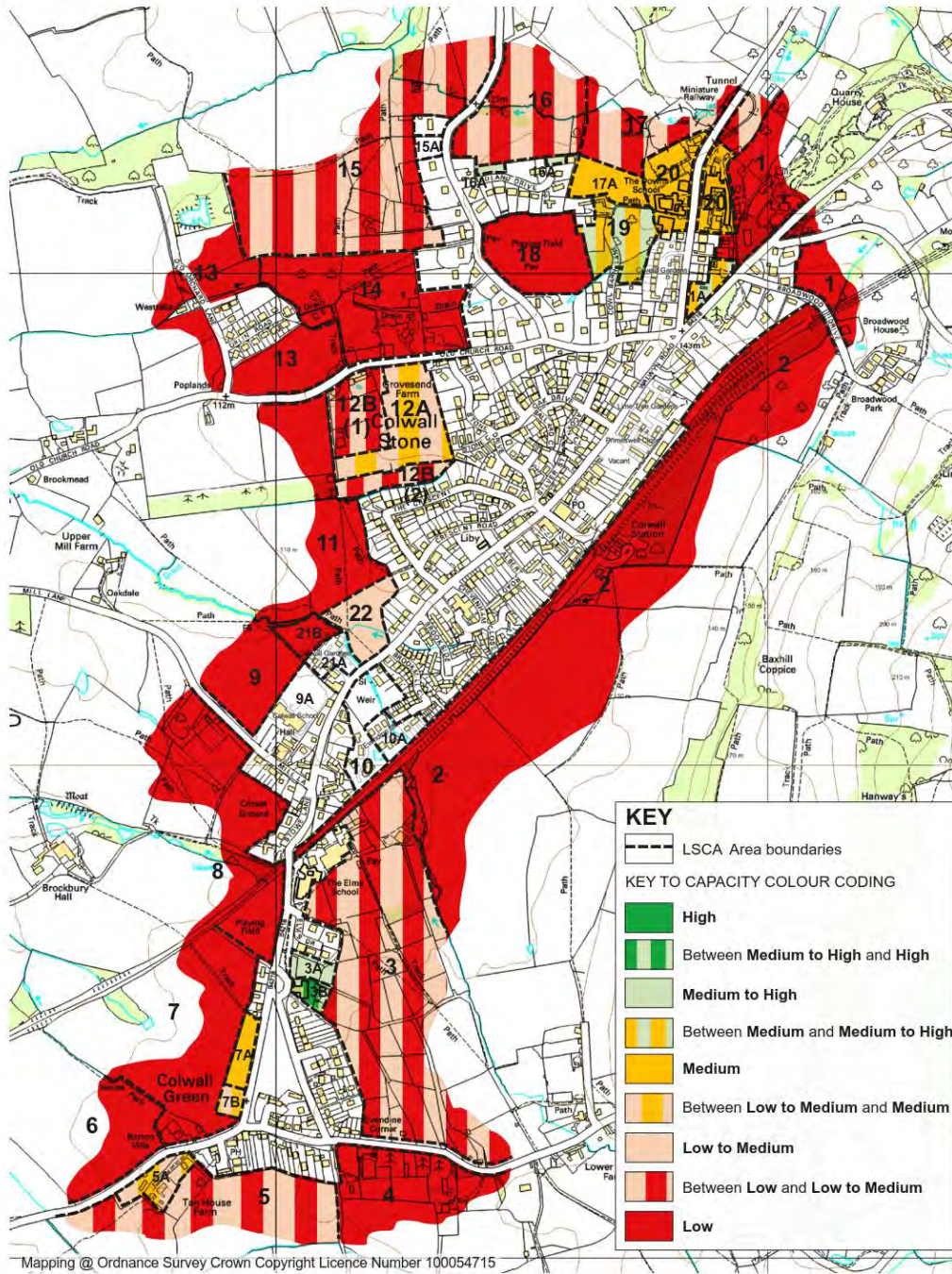
6.1.5 Therefore the approach in the Colwall Neighbourhood Development Plan is to provide a settlement boundary to guide new development to the most appropriate locations within this highly sensitive environment. Settlement boundaries are an established means of ensuring new development is provided close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

- 6.1.6 The Landscape Sensitivity and Capacity Assessment (LSCA) is provided as a separate background document to the neighbourhood plan and is the most significant part of the plan's evidence base.
- 6.1.7 The LSCA was subsequently reviewed several times following the construction of the new school, the development at Brookmill Close, the proposed development at the rear of the Thai restaurant and adjacent to Brook House.
- 6.1.8 The LSCA areas assessed and their 'capacity' are shown on Map 3. No LSCA area has a **High** or **Between Medium to High and High** capacity to absorb development. The required Core Strategy development target for the Parish of 14% indicates that the NDP should accommodate at least 26 new houses in addition to the windfall allowance of 22 houses. The allocated development sites are available for development following informal discussions between the Parish Council and landowners.
- 6.1.9 Six modest extensions to the former settlement boundary from the Herefordshire UDP are proposed. Four are to include land that is substantially developed and consequently should be incorporated into the settlement boundary. The remaining two are to provide additional development. These are shown on Map 4.
- 6.1.10 Overall then, the proposed housing target in the NDP will meet the indicative target proposed for the rural Housing Market Area in the Herefordshire Local Plan Core Strategy.
- 6.1.11 The proposed settlement boundary for Colwall village is shown on the Parish Policies Map.

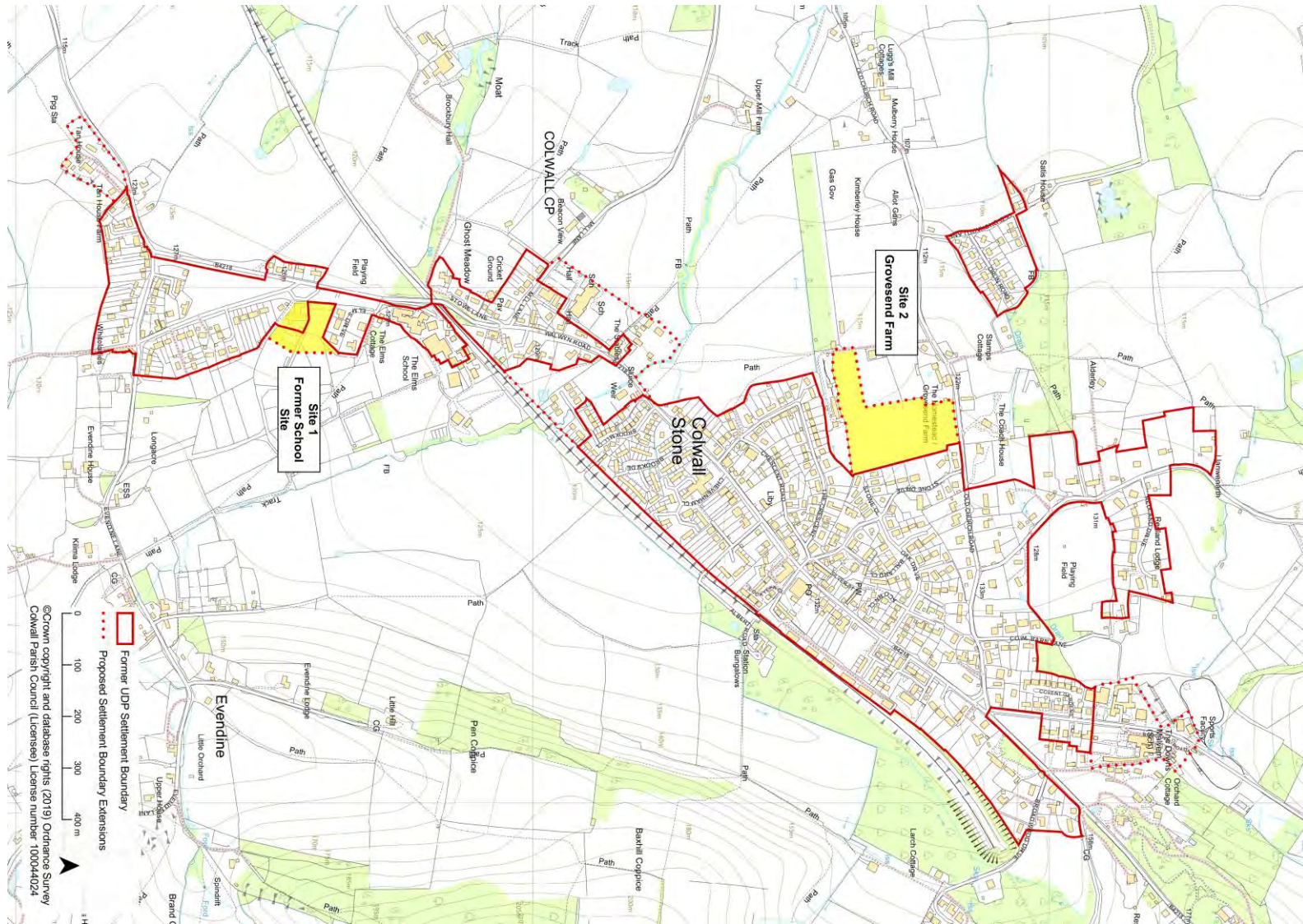
Map 3: LSCA Figure 1: Landscape Capacity

Colwall Neighbourhood Development Plan LSCA

Figure 1: Landscape Capacity



Map 4: Former UDP Settlement Boundary and Proposed Extensions



Policy CSB1 Colwall Settlement Boundary

The provision of at least 70 new houses over the Plan period will be supported.

Residential development will be supported within the Colwall settlement boundary shown on the Policies Map, where proposals are in accordance with the policies of the Development Plan.

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

Herefordshire Local Plan – Core Strategy 2011-2031

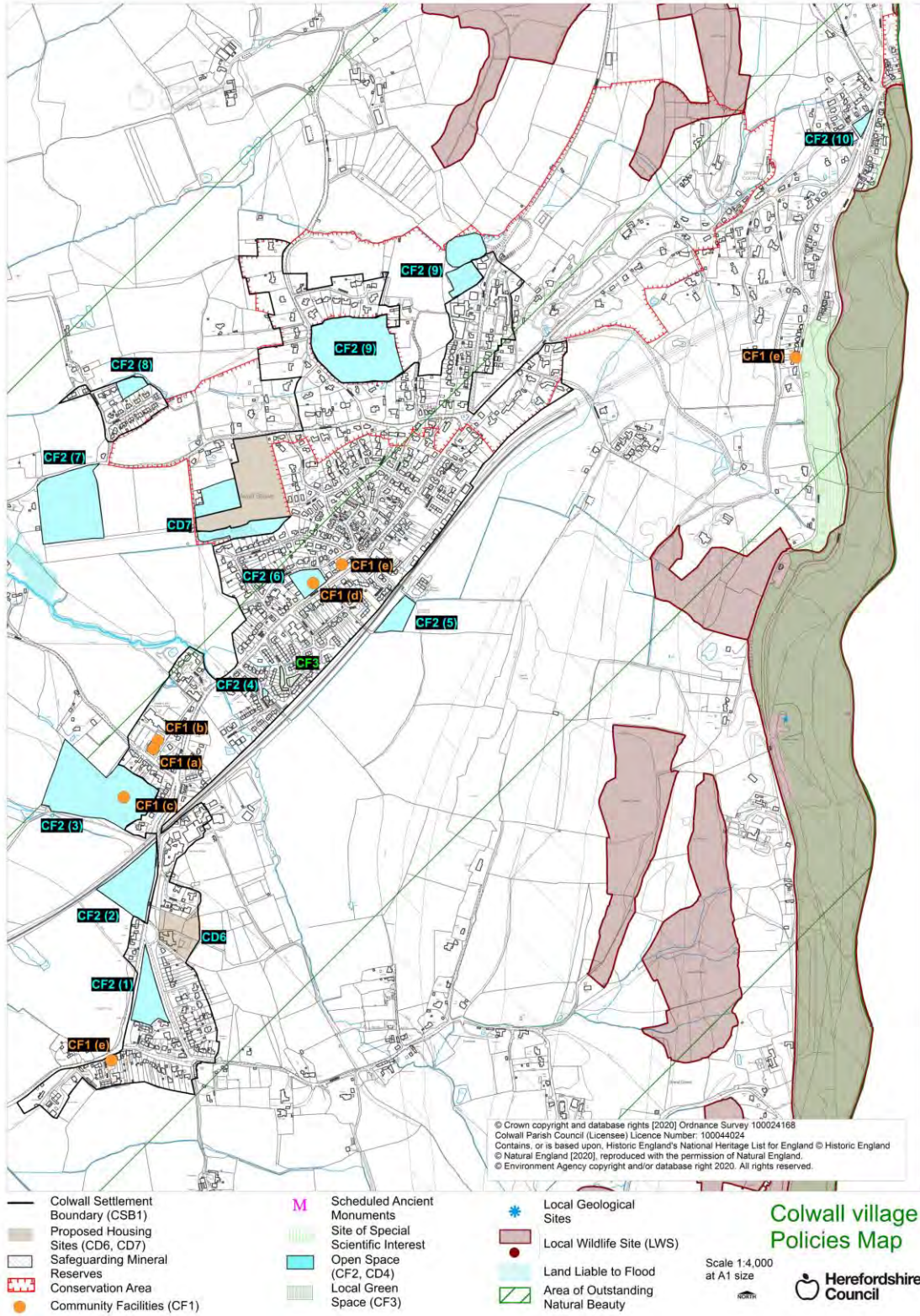
SS1 Presumption in favour of sustainable development

SS6 Environmental quality and local distinctiveness

RA1 Rural housing distribution

RA2 Housing in settlements outside Hereford and the market towns.

Map 5: Parish Policies Map



6.2 Design and Protecting Local Landscape Character and Built Heritage

AIMS

Aim 2. To identify areas of land adjacent to the main settlement area where new housing development may be most appropriate in terms of landscape impact.

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

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

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

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

Aim 7. To minimise light pollution and ensure new development is successfully integrated into the local context by appropriate landscaping where required.

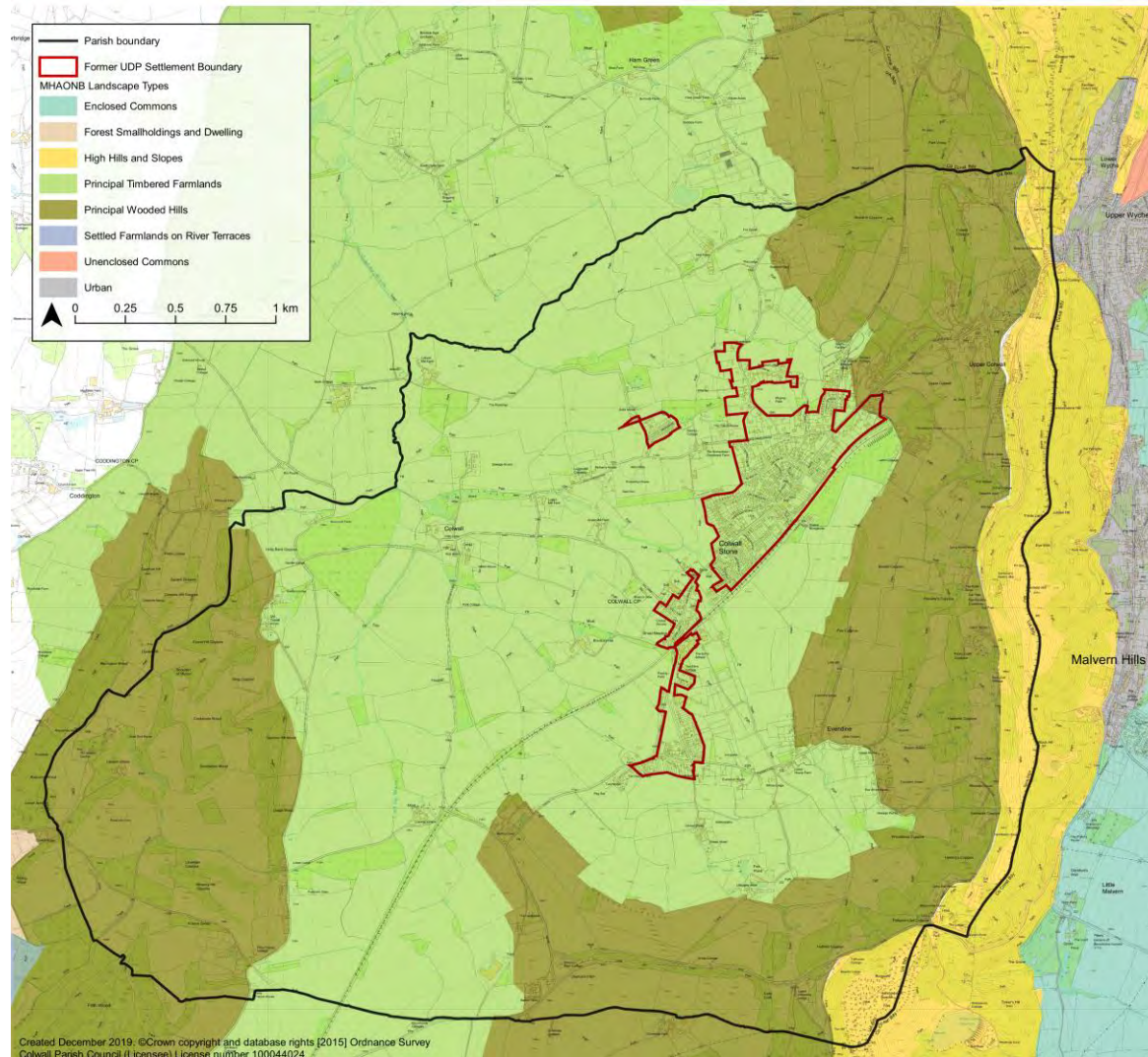
Landscape Character

6.2.1 Colwall lies within the Malvern Hills National Character Area (NCA 103)¹⁴ which comprises a narrow ridge of rounded hills, with hill forts rising above the Severn and Avon Vales to the east. To the west these subside to the Herefordshire Lowlands, and to the north-west they subside to the Herefordshire Plateau. The Landscape Character Assessment for Herefordshire Supplementary Planning Guidance, 2004¹⁵ identifies a number of local landscape types and those in the Colwall neighbourhood area are shown on Map 6. It is likely that most development will take place over the plan period within the identified settlement boundary of Colwall Village which largely lies within landscape type 'urban'. The majority of the Neighbourhood Plan area lies within local landscape type 'principal timbered farmland'. Here, and in the smaller areas of local landscape types 'high hills and slopes', 'principal wooded hills', and wooded hills and farmlands there may also be some limited development such as rural exception housing and agricultural and small scale rural business development. The Plan provides detailed design policies to protect the special character of these areas and to help ensure new development enhances the distinctive qualities of the Parish.

¹⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles#ncas-in-west-midlands>

¹⁵ https://www.herefordshire.gov.uk/downloads/file/2069/landscape_character_assessment_for_herefordshire

Map 6: Local Landscape Types in Colwall



Exceptional Key Views

- 6.2.2 Following consideration of the responses to the Regulation 14 public consultation, the Parish Council decided that further work was required to underpin a new policy to protect exceptional views in the neighbourhood area. The Draft NDP noted the importance and value of the area's unique and special views and high quality visual amenity – not just to the local community but also to the many visitors coming to the area. However, although several draft policies referred to views and visual amenity (including those identified in the Village Design Statement and in general terms) it was considered that further detailed assessment was required to identify and justify the exceptional key views, and to provide suitable and robust technical evidence to support a new policy to protect the parish's most highly valued views from unacceptable changes.
- 6.2.3 In October 2018, Colwall Parish Council (CPC) commissioned local landscape architect Carly Tinkler CMLI to carry out a study of the views and visual amenity of the village and surrounding areas.
- 6.2.4 The 2001 Village Design Statement used the qualifying term 'Important' to describe the highest value views which were considered worthy of protection. However, it was agreed that whilst the meaning / intention would remain the same, the term 'Important View' would be replaced by the term 'Exceptional Key View' in the 2019 study and NDP Policy. The

reason for this is to align the Visual Study and the NDP with other visual studies carried out in the area (for example the AONB's 'Guidance on Views'¹⁶ and Malvern Town's NDP), which uses the term 'Exceptional Key Views' for those of highest value.

- 6.2.5 The approach and methodology are set out in the Colwall Neighbourhood Development Plan Visual Study Report, January 2019. The locations of the viewpoints identified in the Visual Study from which there are Exceptional Key Views are shown on Map 7 Viewpoint Location Plan, Colwall Neighbourhood Development Plan, Visual Study Report, January 2019. There are extensive views from some of the viewpoints especially those on higher ground. However, this policy can only be applied to development in the plan area.
- 6.2.6 Proposals for new development will be required to consider any effects on these exceptional key views, and to incorporate measures to protect, and where possible, enhance, the views and their significance.

Policy CD1 Protecting Exceptional Key Views

The identified Exceptional Key Views shown on Map 7 and described in the Colwall Neighbourhood Development Plan Visual Study Report, January 2019 make a highly important contribution towards Colwall's landscape character, sense of

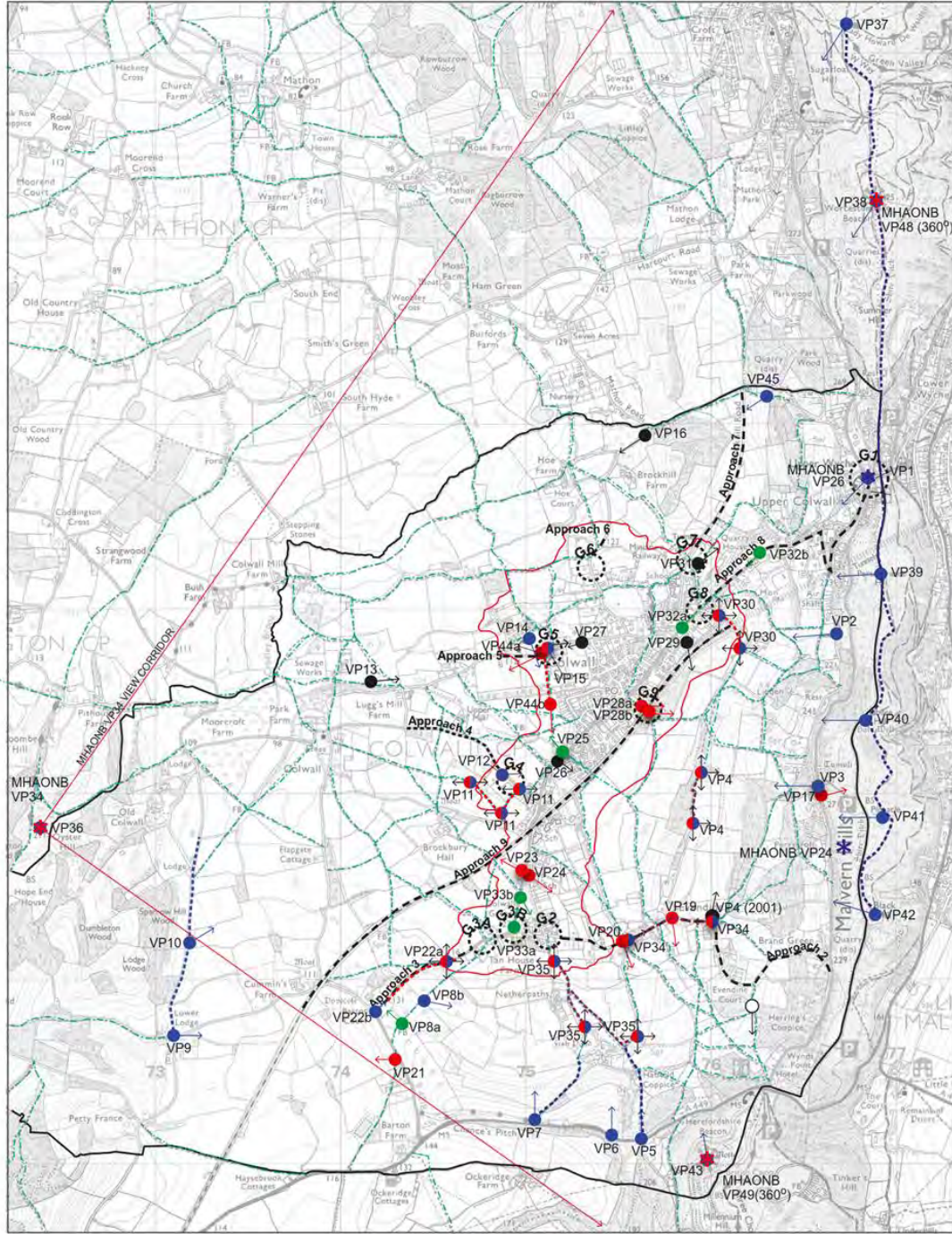
¹⁶ See <http://www.malvernhillsaonb.org.uk/managing-the-aonb/guidance-documents/>

place, local distinctiveness, and visual amenity. They also contribute to the special landscape qualities of the AONB.

Where a development proposal lies within sight of an identified Exceptional Key View, and/or could affect it, a Landscape and Visual Impact Assessment or similar study should be carried out to demonstrate that levels of effects are acceptable, and that the scheme has been sited and designed sensitively and appropriately, reflecting, respecting, and where possible, enhancing the landscape context within which it is situated. The information required in the assessment study should be proportionate to the type and scale of development proposed.

Development proposals which have a high degree of adverse effect on one or more of the Exceptional Key Views will not be supported.

Map 7: Exceptional Key Viewpoints, Visual Study Report, January 2019



KEY

- Parish boundary
- LSCA area
- Public footpath
- Malvern Hills AONB Viewpoints
- ★ Exceptional view
- ★ Special view
- G1 Village gateway
- Village approach

Viewpoints

- View into village
- View out of village
- Views into and out of village
- View within village
- View no longer important but could be reinstated
- View permanently obsolete
- View is mostly continuous between viewpoints

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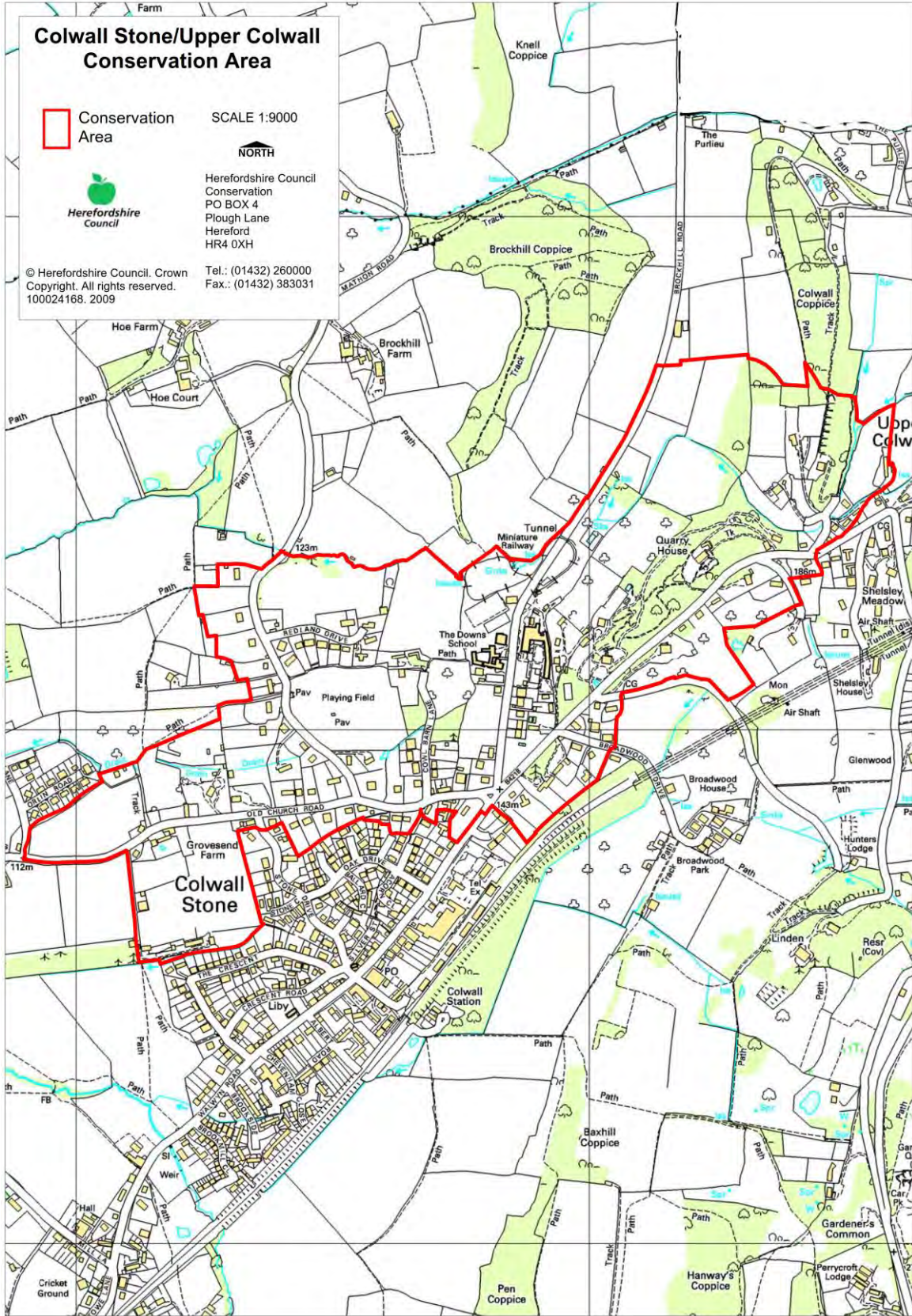
Carly Tinkler BA CMLI FRSA MIALE

Figure VS3 - Viewpoint Location Plan

Built Heritage

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

Map 8: Colwall Stone / Upper Colwall Conservation Area



Promoting High Quality Design

- 6.2.9 The NPPF emphasises the importance of good design and the link between good design and sustainable development. Paragraph 124 sets out that *“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.” Paragraph 125 goes on to say “Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.”*
- 6.2.10 The Malvern Hills AONB Guidance on Building Design (2013), Highway Design (2011), Landscape Strategy and Guidelines (2011), Selection and Use of Colour in Development (2015) and Identifying and Grading Views and Viewpoints (2015) all provide detailed advice on design across the AONB area and relevant sections of these guidance documents have been used to inform the neighbourhood plan policies on design for Colwall.
- 6.2.11 The Village Design Statement (2001) describes the pattern of development in three distinctive character areas; Upper Colwall, Colwall Stone and Colwall Green.
- 6.2.12 **Upper Colwall** is described as a scattered grouping of buildings set on steeply sloping land. Most of the houses originate from the early 1900s (Edwardian) and enjoy magnificent views across the Herefordshire countryside. In recent years there has been some limited infilling. This area lies outside the proposed Settlement Boundary.
- 6.2.13 Characteristic features in **Colwall Stone** include a mix of architectural styles from the Victorian and Edwardian periods and the 1970s, 1980s and 1990s. There are wide tree lined grass verges along the main road, and open plan frontages planted with shrubs and flowerbeds in some developments. The avenue of small leaved limes from Brockhill Road to Colwall Green is a main road feature.
- 6.2.14 **Colwall Green** is the south west part of the village and contains a concentration of community and recreational facilities. The Green is a well-defined and prominent feature, bounded by a mature drive of lime trees and with views to the west across farmland and rolling hills. Housing development is grouped around two sides of the Green. Evendine was the earliest settlement in the area and properties are mainly of individual and distinctive designs standing in large plots. There is a balanced mix of woodland and farmland, frequent open views and individual large houses, the majority of which are listed.
- 6.2.15 The Parish Church of St James the Great is one mile from the present village centre, in a valley towards the western edge of the Parish and surrounded by farmland. The Church, the neighbouring Church Ale House, memorial garden and the Bishop of Hereford’s hunting lodge – now Park Farm – form a distinctive cluster of buildings.
- 6.2.16 Materials used in buildings in the village include a few old timber frame buildings and stone or rendered cottages, with

tile or slate roofs, and a few with thatch. A small number of imposing larger properties and their lodges built by the Ballard families in the 19th century used concrete or limestone construction with render finish. Apart from these, most of the village dwellings are constructed of brick and tile with pitched roofs. The variation in decorative style of the Victorian and Edwardian houses whether it be chimney pots, roof pitches, ornate ridge tiles, tile patterns, decorative barge boards, bay windows or entrance ways adds much to the distinctive character of the village.

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

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

6.2.18 The above principles have been brought forward to provide locally appropriate design policies for new housing development within the Colwall Settlement boundary. These policies have been prepared to provide detailed design guidance for development generally in Colwall and for development in those areas of land identified on the Parish Policies Map. Estimates of housing numbers are calculated on the basis of an assumed housing density of 20 dwellings per hectare, which is a fairly low density of development, and is considered to be characteristic of Colwall village. However estimated housing numbers may be increased slightly where a higher density is used, if fully justified in design terms.

Policy CD2 New Residential Development

Protecting Local Amenity

1. Proposals should minimise any adverse impacts on local residential amenity and give careful consideration to traffic, noise, odour and light.

Site Layout and Access Design

2. Access to development from the highway and site entrance points should be designed to reflect the rural village context and character (see Traffic in Villages and Appendix 1) and should meet the requirements in Herefordshire Council's design

guidance¹⁷ or subsequent document. Schemes should aim to be integrated into the existing streetscape and proposals for gated communities which constrain permeability will not be supported. Where possible, built form should respect and continue the existing building line.

3. Car parking should be fully accommodated within the site and should not use the adopted highway. Car parking areas should not dominate the street scene, should be adequately screened whilst maintaining visibility splays, by trees or landscaping and should include electric vehicle charging points.
4. Development will be required to include provision for secure cycle storage to Herefordshire Council's design guidance standards and well-designed and integrated bin storage facilities.

Landscape Design

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

5. Development should incorporate landscaping proposals which protect and enhance the distinctive local landscape character.
6. Use of hard surfacing, kerbs, tarmac and paving should be kept to a minimum; materials such as loose gravel or crushed local stone are preferred on accesses that are not proposed for adoption.
7. Landscaping proposals should use species characteristic of the village including fruit trees.
8. Boundary treatments should be sensitive to the local character and should use low brick walls or hedges to enclose front gardens. Development should retain and enhance existing boundary hedges and hedgerow trees, between and around plots. Overall there should be a transition from more suburban areas to those on the fringes where more rurally appropriate species such as thorn should be used. Close boarded panel fencing erodes the local character and should be avoided.
9. Enhancing appropriate tree cover alongside roadsides is encouraged, but sight lines should be retained.

¹⁷ See Highways and new development https://www.herefordshire.gov.uk/downloads/download/585/highways_and_new_development

10. Buildings should be sited within plots with capacity to allow the growth of vegetation, including native specimen trees, around the development.

11. External LED lighting should be warm white (3000k or below) and kept to a minimum in all development to minimise impacts on dark skies. New lighting should minimise light spillage into adjoining areas and the sky. Schemes should demonstrate good practice, such as using low energy bulbs, directing lighting downwards, keeping lighting low to the ground and fitting hoods or shields to minimise light spillage.

12. New open spaces should be designed to link to the existing settlement pattern and the open countryside.

13. Development will be required to demonstrate how the design has considered the visual impact of the pattern of buildings on the identified Exceptional Key Views as set in Policy CD1 and Map 7.

Building Design

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

14. Housing schemes should respond to the plot size and pattern of development which is locally characteristic, with particular reference to neighbouring properties. However, on larger schemes (over 5 houses) a range of house types and sizes will be required in line with Policy CH1.

15. Where groups of houses are proposed variety should be introduced in size, style and plan form. High quality design should continue into the future the characteristic mix of buildings from successive decades. Contemporary designs will be acceptable where they are of exceptional quality and where they clearly demonstrate that they are appropriate to their context.

16. Uniform standard house types which do not respond to local character in their design will not be acceptable. Development should have an appropriate individual identity that makes a positive contribution to local distinctiveness.

17. Particularly high standards should be reflected in the design, detailing and finishes on all elevations, not only those to the front.

18. Flat or nearly flat roofs will only be supported where they are appropriate in design terms, taking into account the local context and character. Where flat

roofs are considered acceptable they should be green / living roofs provided as part of Green Infrastructure

19. Building materials should be locally appropriate. Use of traditional vernacular materials, including locally reclaimed and sourced materials is preferred. However contemporary materials will also be acceptable where it can be demonstrated that their properties (including colour, texture, reflectivity etc) are complementary to the area. Traditional materials which are likely to be acceptable include red brick, limestone and Malvern stone or other appropriate stone such as Forest of Dean quarried stone within the village of Colwall. Render in muted shades of white, yellow or cream may also be acceptable. Red brick must reflect the characteristic softer appearance of handmade brick; hard modern red brick which does not weather easily, together with bright white mortars, are not acceptable. Roof tiles should be plain clay tiles or of Welsh slate or other locally appropriate roofing materials.

20. Design details should be locally appropriate. Dependent on the development this may include features such as bay windows, chimney stacks, ornamentation on roof tiles and a mix of materials on elevations. Window frames should normally be timber.

Policy CD3 Householder Development and Extensions

1. Alterations, extensions and conversions are required to respect the architectural integrity, character and scale of the original building and demonstrate a strong sense of unity. Decorative details should reflect those on the original building. The materials, roof style and pitch of an extension should normally reflect the original roof. Porches and porch hoods should normally be of an appropriate scale and not dominate the original building. Openings should be in proportion to existing openings and sensitively located.
2. Conservatories should respect the style of the original building and not dominate it. Timber or metal are considered to be most appropriate for conservatory frames.
3. Sheds, garages and other outbuildings should not compete, in terms of scale, decoration and design with the main building. Materials should complement the original building.

Policy CD4 Development in the Conservation Area and Protecting Built Heritage Assets

1. Proposals for new development will be required to demonstrate careful consideration of any potential impacts on the setting of the conservation area and other nearby heritage assets above or underground. Proposals will be required to describe the significance of any heritage assets affected, including any contribution made by their setting. Development proposals should protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance.
2. New dwellings in gardens in the conservation area will only be acceptable where it can be demonstrated that there is no negative impact on the character of the existing building or settlement pattern.
3. The sensitive restoration of historic farmsteads and buildings is encouraged (see Policy CD9). Historically or architecturally important features should be retained in situ and integrated within the proposed alteration or conversion. The provision of new detailing or decoration on simple traditional buildings is discouraged.

Policy CD5 Commercial, Agricultural and Industrial Buildings

Large buildings and structures, such as industrial, commercial and farm buildings should be successfully integrated into the landscape. Techniques to achieve this include sensitive siting, breaking up rooflines into smaller elements, providing detail and visual interest on larger elevations through imaginative use of local materials and the appropriate use of locally characteristic landscaping. Finishes to elevation and roofs should normally be non-reflective, recessive and complementary to the local landscape setting.

6.3 Site 1 Former Primary School and Adjacent Land

Site 1 - Looking east - Former school building



Paddock



6.3.1 Site 1 is located in the Colwall Green local character area and makes a small but important contribution to the local villagescape. The area is identified as being within sight of an ‘Important View Out of the Village’ towards the Hills (see Map 7, and it is also visible from the Hills’ ridges and upper slopes.

6.3.2 The area is currently partly occupied by the former main school building and paved areas of the original primary school that have been vacated and it also includes an enclosed field / paddock in grazing use to the north. There are both mature and maturing trees and hedgerows around the area, with housing to the north and south.

Policy CD6 Site 1 Former Primary School and Adjacent Land

Site 1 Former Primary School and Adjacent Land as shown on the Policies Map below is allocated for housing development for at least 14 dwellings.

Site 1 - Former School and Adjacent Land



Highway and Access Design

1. Access to the site is from Walwyn Road and across the common land for which agreement will be required from the Malvern Hills Conservators. The design of this length of the access shall minimise the physical and visual impact on the common land.

Landscape Design

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

2. In order to reduce potential adverse effects on landscape character and visual amenity, the siting of new built form will be restricted to the area covered by the former school buildings (i.e. excluding the temporary accommodation area) and the grassed field to the north, west of the existing hedgerow. The land to the east may be used for gardens and open space; car parking will only be permitted on this part of the area if it can be screened from views from the Hills. The eastern boundary of the area forms the new settlement boundary, and should be a new native hedgerow or tree belt.
3. The landscape scheme should demonstrate that it has taken into account views from key viewpoints within and around the village and on the Malvern Hills, in order to ensure that the development integrates appropriately into, and enhances, its surrounding character. The area is identified as being within sight of an 'Important View Out of the Village' towards the Hills on Map 7 which should be retained and enhanced. Particular attention should be paid to the selection of materials and colours for roofscapes which would be visible in high-level views from the Hills.
4. Important landscape features and ecological habitats must be retained, protected and enhanced, and managed to ensure their future health.

5. New landscape features should be designed and managed to ensure that the development integrates appropriately into its surrounding context. All new planting should comprise appropriate plant species that reflect local character and distinctiveness and enhance biodiversity. Tree cover should be extended where appropriate.
6. The area's southern boundary is an old hedgerow along a track: this is a locally-important landscape feature which must be retained, protected and managed.

Building Design

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

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

6.4 Site 2 Grovesend Farm

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



6.4.1 Site 2 is located to the northwest of the centre of the village and has important views into and out of the village (see Map 7). The area is currently used for grazing sheep. Although highly visible from the closest summits, it is a logical place for development being on the edge of the main part of the village and largely enclosed by existing built form. Visual impacts of the development will require mitigation.

6.4.2 The areas around Site 2 to the west and south have local historic significance. Former ice works are located in the plantation to the south west corner and a former tramway is adjacent to the southern boundary. There is a former traditional orchard both embedded in the tramway complex and extending eastwards from the tramway complex to the south-east corner of the site. These areas are identified for public open space - see green areas shown on the Parish Policies Map and extract to the west and south of the proposed site allocation. They should be protected from development and used as green infrastructure (GI) assets to provide areas of public open space as part of the development, as indicated in the Indicative Layout (see Appendix IV).

6.4.3 Development of the site will be required to consider the setting and context of the ice house, tramway and former orchard.

Policy CD7 Site 2 Grovesend Farm

Site 2 Grovesend Farm as shown on the Policies Map below is allocated for housing development for at least 32 dwellings. The sites to the west and south of the housing site are allocated as areas of open space.

Site 2 - Grovesend Farm



Highway and Access Design

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

amenities and facilities of Colwall Village should be provided.

3. Locally important vegetation along Old Church Road including mature trees should be retained and protected. If loss is unavoidable, landscaping schemes should replace with the same or similar species - see 8 below.

Landscape Design

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

4. The site lies within a Conservation Area. In order to reduce potential adverse effects on the historic landscape character and visual amenity of the designated area, the density, siting, layout and design of new built form must respect and reflect the existing local settlement pattern, vernacular and sense of place.
5. The scheme should demonstrate that it has taken into account views from key viewpoints within and around the village and on the Malvern Hills, in order to ensure that the development integrates appropriately into, and enhances, its surrounding character and 'natural beauty'. Particular attention should be paid to the selection of materials and colours for roofscapes which would be visible in high-level views from the Hills. The site forms an integral part of the setting of several

‘Important Views into and out of the Village’, which should be retained and enhanced wherever possible.

6. The development should protect existing, and deliver new, green infrastructure assets and functions, and ensure integration with, and connection to, the surrounding green infrastructure network. A ‘green corridor’ must be provided from the new road through Site 2 to the greenspace (Area 12B (1) on Map 3) to the west, allowing access for pedestrians and maintenance vehicles.
7. Ecological habitats must be retained, protected and enhanced, and managed to ensure their future health. Where possible development should restore areas of traditional orchards that used to occupy the site and in areas along the site boundary.
8. New landscape features should be designed and managed to ensure that the development integrates appropriately into its surrounding context. All new planting should comprise appropriate plant species that reflect local character and distinctiveness and enhance biodiversity. Tree cover should be extended where appropriate.
9. The northern side of the development will form a new frontage to Old Church Road, and so must respect, and make a positive contribution to, its historic rural character. Effects on the setting of the listed buildings

in close proximity to the site must be considered. Locally-important roadside trees and hedges must be retained and protected wherever possible. If loss is unavoidable, replace with same / similar.

10. Area 12B (2), which lies south of Area 12A, contains locally-important heritage assets and landscape features. Designs should be sensitive to the setting and context of the ice house, tramway and former orchard. A buffer zone of native trees and shrubs and secure fencing must be provided along Area 12A’s southern boundary in order to protect these assets and features.
11. The areas to the west and south of the proposed new housing, as identified on the Parish Policies Map and the extract showing the site location plan, are protected for public open space use as part of the development scheme.

Building Design

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

6.5 Development outside the settlement boundary and within landscape types high hills and slopes (A), principal wooded hills (B), wooded hills and farmlands (C) and principal timbered farmland (D) (See Map 6)

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

facilities. There may also be some market housing permitted on schemes to subsidise affordable housing provision.

- 6.5.3 The wider countryside around Colwall is particularly sensitive to new development and it is appropriate these “exception” types of development are designed as carefully as possible to respond positively to and enhance the distinctive characteristics of the local area. The majority of the area around the village of Colwall is within landscape type principal timbered farmland. There is a narrow band on the western boundary of the Parish within high hills and slopes, and two areas within principal wooded hills; a band on the western and southern part of the Parish and a small area in the south west of the Parish. The extent of these areas is shown on Map 6 above.
- 6.5.4 The Malvern Hills AONB Guidance on Building Design sets out some of the key characteristics associated with development of the local landscape character types in Colwall.
- Colour**
- 6.5.5 Choice of colour for new development should be informed by an appreciation of local character and traditions. The local landscape and the significance of short and long-distance views of the development should be key considerations. The aim is to integrate new buildings into the landscape in a way that benefits both the landscape and the built form. As a general rule new development should not set out to be too prominent in the AONB landscape. Garish and reflective colours should be avoided with preference being given to natural, muted tones. The AONB Partnership’s ‘Guidance on the Selection and Use of Colour in Development’ and the

palette for the High Hills and Slopes, Principal Wooded Hills, Wooded Hills and Farmlands and Principal Timbered Farmlands, see below, should be followed.

Materials

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

Policy CD8 General Design Principles for Development in the Countryside

Development proposals outside the settlement boundary will only be supported when they are in accordance with Herefordshire Council's Local Plan Core Strategy Rural Area Policies RA3 Herefordshire's countryside, RA4 Agricultural, forestry and rural enterprise dwellings, RA5 Re-use of rural buildings and RA6 Rural economy.

Proposals should minimise any adverse impacts on local amenity and give careful consideration to traffic, noise, odour and light.

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

A: High Hills and Slopes

1. The unsettled character of the landscape should be maintained.
2. Buildings should not detract from, or dominate, views to and from the Malvern Hills.
3. New buildings, alterations and conversions should creatively reflect and complement locally characteristic domestic buildings. Development should relate to the steeply sloping landform and topography by extending storeys down or up the slope.
4. New agricultural development is not normally appropriate in this landscape. Instead alteration of existing buildings is encouraged or the sensitive replacement of a building that has become neglected and disused.

5. Where boundaries are required a low Malvern stone wall or native species hedge may be provided.
6. Materials should include or be complementary to the characteristic use of red brick, Malvern stone or timber framing. Malvern stone is preferred, where available or other appropriate quarried stone such as from the Forest of Dean. Materials should be non-reflective and should not impact on views.
7. The High Hills and Slopes palette should be used to inform colour choices.
8. Ornamentation on buildings should be limited in this landscape where simple and unadorned buildings are characteristic.

B: Principal Wooded Hills

9. The sparsely settled and wooded character of the landscape should be maintained. Development on ridgelines should be avoided.
10. Ancient woodland and mature trees should be retained.

11. New development, alterations and conversions should respect the characteristic simple plan form and small scale of no more than two storeys.
12. The scale and agricultural character of smallholdings and isolated farm buildings should be maintained and enhanced.
13. The characteristic tall, mixed species hedgerows and the wooded character of this landscape should be maintained and enhanced by planting native tree species in gardens.
14. Development should enhance or be complementary to the characteristic mix of local materials including timber, limestone and handmade red brick.
15. The Principal Wooded Hills palette should be used to inform colour choices. Mellow cream/yellow colours are often appropriate for the infill on timber framed buildings.
16. Where applicable, the dominant character of local domestic buildings, such as stone/brick plinths and external chimney breasts, should be reflected in new development.
17. In all areas external lighting should be kept to a minimum and only provided where required to

minimise impacts on dark skies. New lighting should minimise light spillage into adjoining areas and the sky. Schemes should demonstrate good practice, such as using low energy bulbs, directing lighting downwards, keeping lighting low to the ground and fitting hoods or shields to minimise light spillage. Motion sensors should be used to avoid permanently lit outside lights (see Malvern Hills AONB Guidance on Lighting)¹⁸.

C: Wooded Hills and Farmlands

18. Landscaping schemes should maintain and enhance woodland, including ancient woodlands, as well as orchards and hedgerows, and use native, mixed species including oak in planting. Limestone walls are acceptable for boundary treatments.
19. The characteristic simple plan form and small scale of many domestic buildings should be maintained.
20. Agricultural buildings should include two or three materials where possible.
21. Timber framing and cladding with timber boards or timber panels are encouraged. Local character should be respected by reflecting local

characteristics such as exterior chimney breasts, steeply pitched roofs, and brick ashlar end quoins on stone buildings.

D: Principal Timbered Farmlands

22. The clustered settlement pattern with unsettled land between should be maintained, and buildings should be set back from the road in their own grounds.
23. New domestic development, alterations and conversions should respect the simple character in design, materials and massing.
24. The Principal Timbered Farmlands palette should be used to inform colour choices.
25. Historic features such as hop kilns and timber framed barns should be retained.
26. The characteristic mixed species hedgerows and buildings set among a backdrop of native trees including oak, hazel and birch should be maintained and enhanced, taking into account climate change and the need for greater adaptability and resilience in species. Boundaries should normally comprise thick, mixed species

¹⁸ <https://www.malvernhillsaonb.org.uk/wp-content/uploads/2019/11/MHAONB-Guidance-on-Lighting-final.pdf>

native hedgerows, or stone walls in the more settled areas. All mature and veteran trees should be retained, wherever possible.

27. Development should enhance or be complementary to the characteristic mix of materials including timber, red brick and limestone, for example by including a red brick chimney or a stone extension on a timber-framed building or including a stone plinth on a red brick building.

28. Designs should respect the dominant local character by protecting and creatively enhancing local characteristics such as large exterior chimneys, bread oven projections, or steeply pitched roofs.

Farmsteads and Agricultural Buildings

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

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

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

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

The key farmstead plan types in the Colwall area are:

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

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

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

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

- 6.5.8 Decorative elements should be avoided. These erode the functional and simple character of buildings while introducing suburbanising or residential elements. Landscaping / planting schemes should use native and locally characteristic species. This will help prevent residential or suburbanising features from being introduced into the landscape and will also ensure privacy.

Policy CD9 The Conversion of Farmsteads to Residential Use and the Extension of Existing Dwellings on a Farmstead

The conversion of farm buildings for residential use or the extension of existing farm dwellings should take account of the following design principles:

1. Development proposals are required to include assessment of the significance of the farmstead in the landscape, including identification of any important views towards the farmstead. Development proposals are required to record the character of buildings before changes occur to ensure future work can be informed by historical character and not by redevelopment works.
2. Designs should consider the spaces and gaps between buildings (the yards and routeways), and how these relate to the group of buildings and wider landscape. The potential to reinstate missing elements that may maintain or enhance the character and significance of the group should be considered.
3. Development will be required to use materials of appropriate quality such as traditional building materials and / or salvage materials from appropriate sources. Where new materials are introduced to a historic farm building, they should match, or complement existing materials in colour, size and

shape. The use of contrasting materials will generally be inappropriate. The colour palette appropriate to the landscape area within which the development is sited should be used to inform colour choice

4. Shelterbelts should be sited to protect and mitigate against the effects of cold winds, where these are acceptable in landscape terms.
5. Site layout, building design and materials must be used to help minimise fuel costs and reduce carbon emissions at source. South-facing frontages with the longest face within 30 degrees of south – ideally facing south-east – can often be achieved, as many historic farmsteads tended to face south to maximise the sun.
6. Consideration should be given to the potential for micro-generation, combining available technologies. It may also be appropriate to deliver building-integrated and free-standing technologies including solar and water power, use of biomass crops, geo-thermal sources and air-source heating and cooling.
7. Where proposals include alterations, conversions and extensions of existing farm buildings the separate characters of domestic and working buildings should be retained. Working buildings have a simpler form and fewer openings (particularly windows, although there may be ventilation holes). Agricultural character

should be retained and decorative elements should not be introduced.

8. Drains and gutters should be dark, discrete and minimal, unless traditional colours associated with the estates or local area are characteristic.
9. Creation of new openings should be avoided. The use of roof lights must be minimised; where used they should be positioned on the least sensitive roof slopes in terms of views to the farmstead. Steel framed roof lights set flush to the plane of the roof are often most appropriate.
10. When converting farm buildings to residential use, private areas such as gardens need to be carefully sited and contained, particularly in relation to public views and the surrounding landscape. Landscaping / planting schemes should be appropriate and informed by native and locally characteristic species.
11. Where there is no hard boundary definition between farm buildings and the landscape new buildings and extensions should follow this characteristic.

Protecting Archaeology

- 6.5.9 At Regulation 14 public consultation stage Historic England submitted comments noting that the Plan makes it clear that the Colwall has at least medieval origins and a wealth of natural and built heritage assets.
- 6.5.10 Historic England went on to set out that "*it is, therefore, likely that there will be a correspondingly rich resource of archaeological remains, both above and below ground. It is not improbable that this resource will be impacted by any new development and accordingly we would recommend the inclusion within the Neighbourhood Plan of policy to cover the appropriate treatment of archaeological remains within the planning process.*" The consultation body suggested that the NDP could include an additional policy to protect archaeology in the parish and therefore a new policy, CD10 Protecting Archaeology has been included in the submission NDP.

Policy CD10 Protecting Archaeology

New development must take full account of known surface and subsurface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development after consultation with the Herefordshire Historic Environment Record (HER).

Lack of current evidence of subsurface archaeology must not be taken as proof of absence.

New Agricultural Buildings

- 6.5.11 There is an economic need for new agricultural development as a result of changes to farming practices and conversions of traditional barns and outbuildings to residential and other uses. Modern farm buildings are often of a large scale and can have a major, sometimes industrial, impact on the landscape. It is important in this highly sensitive area, design and siting of new agricultural buildings is considered carefully to ensure buildings are successfully accommodated into their setting.
- 6.5.12 Proposals for new agricultural buildings within the settlement boundary should refer to NDP Policy CD5 Commercial, Agricultural and Industrial Buildings.
- 6.5.13 The visual impact of larger buildings should be limited by the use of a series of shorter span portal frames to reduce elevations and create a lower roof height than a single span roof. Consideration should be given to constructing two smaller buildings rather than one large building, particularly where the topography is steeply sloping and there is limited space for development. The scale and mass of larger buildings should be broken up by setting back or projecting some sections of the building or by stepping the roofline. Overhanging eaves are encouraged to create a shadow line, making buildings appear smaller than they are. When building on sloping ground, buildings should be constructed on lower rather than higher slopes, and on a break in the slope. This reduces both the visual impact and the need for earth movements and alterations in landform.

Policy CD11 New Agricultural Buildings

1. Development proposals should give careful consideration to noise, odour and light, which might be detrimental to the enjoyment of the area by neighbouring residents.
2. Wherever possible new agricultural buildings should be appropriately located in or adjacent to existing farmsteads / other farm buildings. In this case, they must not dominate the existing farmstead; instead, respect for the existing farmstead plan type must always be maintained.
3. The style, scale, massing and siting of any new building must respect and be complementary to local landscape character and should not cause significant adverse visual impacts. New buildings should reflect other farm buildings and not dominate the group, and so erode the group's contribution to landscape character.
4. Landscaping schemes should include a backdrop of trees or hills to reduce the building's visual significant adverse effects on visual amenity.
5. Traditional materials such as stone, timber and traditional brick are characteristic in the landscape and must be used wherever possible. Where the use of traditional materials is not economic it is important to

ensure any new materials are appropriate for the local landscape.

6. Non-reflective materials or matt paints must be used to reduce the visual impact of agricultural buildings in the landscape. Colours should be informed by the appropriate colour palette, including adjoining buildings, and should help a new building to integrate rather than to stand out in the environment. Although farmhouses are sometimes painted white it is generally not appropriate to paint agricultural buildings white.
7. On new agricultural buildings, the use of many materials or colours on one building has a negative visual impact, affecting the unity of the building. Similarly, the use of one type of material or colour creates the illusion of a larger building: a mix of two or three different materials and complementary colours is usually preferable.
8. Where new agricultural buildings comprise two different courses, concrete blocks on lower courses should be rendered or painted an appropriate colour to blend with surrounding buildings (generally warm but muted, earthy tones). Pre-cast concrete constructions can be dyed an appropriate colour to match the stone on surrounding buildings.

9. When different materials are used on the same building they should not be proportioned evenly: using different proportions of colours and materials will further reduce the apparent size of buildings in the landscape.
10. Using darker colours on roofs than on walls makes a building appear smaller. Dark roofs, however, may increase heat absorption and would require additional ventilation if used for housing livestock. In all cases the colours and tones of materials should be chosen with reference to the local context and views.
11. Use of timber boarding is encouraged as it provides excellent natural ventilation for new agricultural buildings and it may be possible to source this locally. Applying a stain or paint finish to this boarding would often help to integrate a building more successfully into the landscape, especially if it is sited in a more prominent position.

Poly-tunnels

- 6.5.14 Soft fruit production in Herefordshire is a major industry, rural employer and producer of food. It supports a whole supply chain and therefore many jobs but would not be viable without the use of polytunnels. Many of the farms involved cover small acreages and would find it difficult to survive without soft fruit production. Their contribution to the local rural economy should be given careful consideration when determining planning applications.
- 6.5.15 The development of large poly-tunnels can have an adverse impact on people's enjoyment of the countryside and the landscape in its own right and are likely to require consideration of a range of other planning related matters including residential amenity, flooding and water management, biodiversity, public rights of way and archaeology. Large scale poly-tunnel developments may also be accompanied by the need for temporary workers' accommodation and lead to increased traffic on local highways. Herefordshire Council has published a Polytunnels Planning Advice Guide, June 2018¹⁹ and Policy CD12 which provides more local detail has been updated and revised following the Regulation 14 public consultation.

Policy CD12 Poly-tunnels

1. Any proposals for new poly-tunnels which require planning consent will be required to take into consideration any adverse impact on locally and

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https://www.herefordshire.gov.uk/directory_record/5602/polytunnels_planning_advice_guide_2018

nationally significant landscapes, views and habitats and to demonstrate provision of suitable measures for mitigation.

2. Light pollution should be minimised ideally through no new lighting. If lighting is essential it should be appropriate, unobtrusive and energy efficient.
3. Development proposals should avoid, mitigate or offset any impacts on protected species and habitats and the creation, restoration and enhancement of local habitats will be encouraged as part of landscaping schemes.
4. Poly-tunnels will only be supported in fields and on agricultural holdings which are not highly visible from the Malvern Hills and other key view points in the plan area and which would not cause significant adverse effects on local landscape character and visual amenity. Landscaping schemes to mitigate the effect of poly tunnel development must be appropriate to local landscape character.
5. Poly-tunnel developments that adversely affect the setting of listed buildings, scheduled monuments, registered or unregistered historic parks and gardens or other local heritage assets will not be permitted.
6. Poly-tunnels should be sited so that they do not have an unacceptable adverse impact on the amenity of residents of nearby dwellings.

7. Applicants will be required to demonstrate that the vehicular means of access and local highway network (in terms of design and capacity) are adequate to cater for increases in traffic generation in terms of numbers and types of vehicles.
8. Poly-tunnels will not be permitted on sites within the fluvial floodplain i.e. Flood Zone 3.

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

Herefordshire Local Plan – Core Strategy 2011-2031

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

6.6 Providing a Mix of Housing

AIMS

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

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

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

6.6.2 A Study of the Housing and Support Needs of Older People in Herefordshire,²⁰ identified there is a need to re-balance the general needs housing market across Herefordshire to ensure an adequate supply and wider housing choice for the ageing population. This should be undertaken by developing non-specialist general needs two and three bedroom houses, flats and bungalows for rent and sale that meet lifetime homes standards, across all areas of the county in line with the Local Housing Market Assessment (LHMA) and the Local Housing Requirements Study (these will be of equal benefit to older people, people or families with disabilities and young families) and encouraging mixed developments to balance the market, meet the needs of older people and create genuine lifetime communities.

6.6.3 Herefordshire Local Plan Core Strategy Policy H3 Ensuring an appropriate range and mix of housing sets out that residential developments should provide a range and mix of housing units which can contribute to the creation of balanced and inclusive communities. In particular, on larger housing sites of more than 50 dwellings developers will be expected to provide a suitable mix. This scale of development on single sites is unlikely to take place within Colwall, where development opportunities are constrained by the settlement boundary and landscape sensitivity associated with the AONB.

6.6.4 Local Plan Core Strategy Policy RA2 advises that; *“Housing proposals will be permitted where the following criteria are met: ... 4. They result in the delivery of schemes that generate the size,*

²⁰ A Study of the Housing and Support Needs of Older People in Herefordshire, 2012, Peter Fletcher Assocs and Arc4

https://www.herefordshire.gov.uk/downloads/download/103/housing_and_support_needs_of_older_people_survey_2012

type, tenure and range of housing that is required in particular settlements, reflecting local demand.”

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

Policy CH1 Range and Mix of Housing

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

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

The latest Local Housing Market Assessment will provide evidence of the need for an appropriate mix and range of housing types and sizes and should be used to inform the proposed housing mix for each scheme.

Self-build schemes will be supported.

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

Herefordshire Local Plan – Core Strategy 2011-2031

SS1 Presumption in favour of sustainable development

H1 Affordable housing – thresholds and targets

H3 Ensuring an appropriate range and mix of housing

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

AIMS

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

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

Local Facilities

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

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

Proposals for new retail and service facilities which enhance the vitality and viability of the existing village centre will be supported, particularly where the new development would

support the provision of specialist and small scale every day retail and independent shopping facilities.

Proposals for new retail and service facilities must:

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

Changes of use of local retail premises to mixed offices and residential accommodation will be supported, but loss of retail premises to wholly residential use will not be supported where planning permission is required.

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

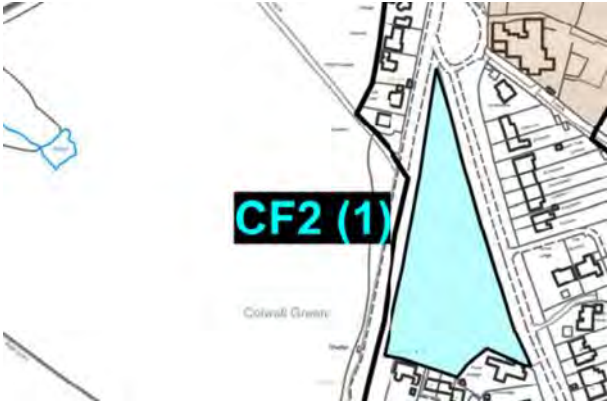
Proposals which would lead to the loss of any of the following community and social facilities should demonstrate that appropriate marketing has taken place, for at least a continuous period of 12 months as a minimum, in line with the justification to Policy SC1 of the Herefordshire Core Strategy.

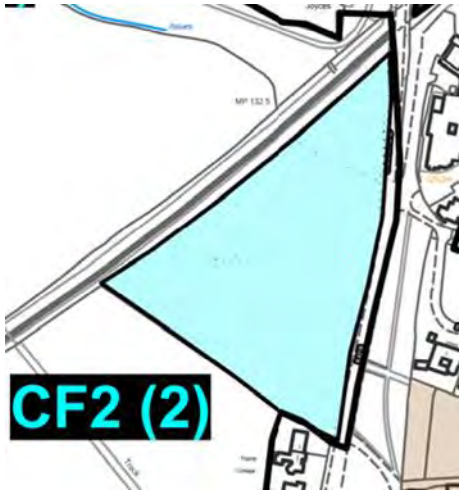
- a) Colwall Village Hall, including St Crispin’s Chapel
- b) The Scout Hut
- c) Colwall Cricket club and its ground

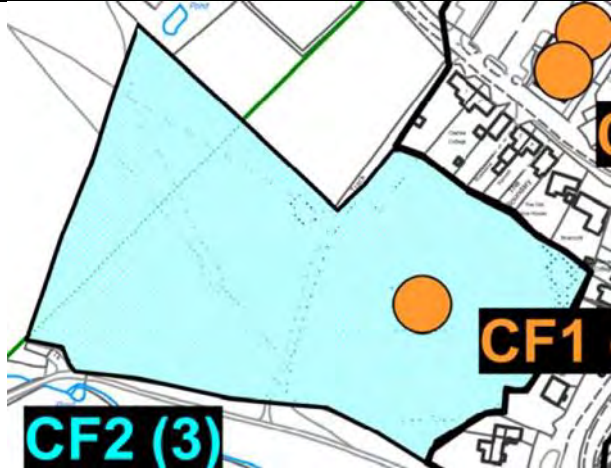

- d) Colwall library and
- e) Public houses: The Crown, The Yew Tree and The Chase.

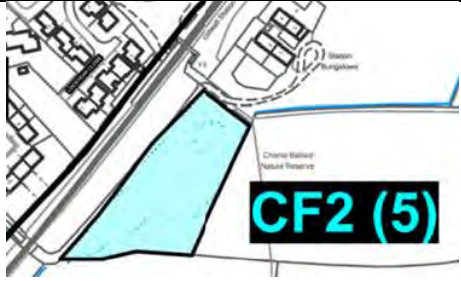
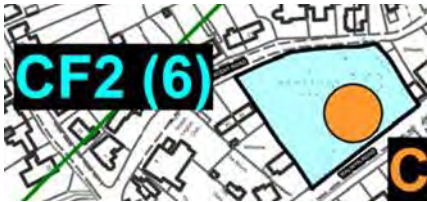

- 6.7.2 In common with Herefordshire generally, Colwall has a higher than average proportion of older residents. However, unlike some other areas of the county it also contains significant numbers of residents in other age groups. The consultation in March 2013 showed local people are keen to ensure the residential community continues to be mixed in terms of its age structure, and are particularly supportive of facilities which are needed for young people.
- 6.7.3 Existing community facilities in the village include a well-used village hall, the Colwall Village Garden, primary school, football and cricket pitches and children’s play areas. These facilities are highly valued by local people; they add to the strong sense of local community and contribute to quality of life, health and well-being. The Parish Plan identified there was demand for a range of facilities including a skateboard park, a field, youth sport / social centre and more space for ball games. Provision of new facilities is therefore supported in the Neighbourhood Plan. Existing open spaces, sports and recreation facilities are protected in the Herefordshire Local Plan Core Strategy Policy OS3 and are identified on the Parish Policies Map.
- 6.7.4 Table 3 lists and provides further information about the sports facilities, recreation and play areas and other open spaces in Colwall.

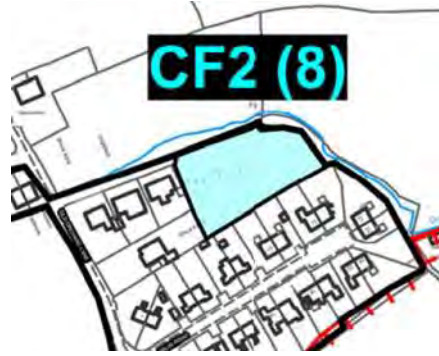
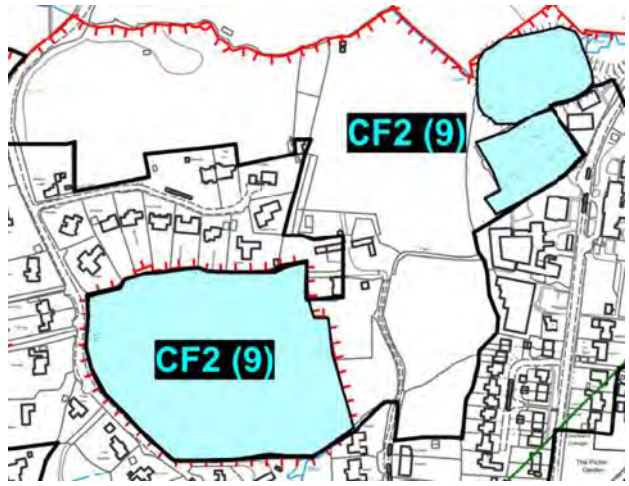
Table 3 Sports Facilities, Recreation Areas and Open Spaces in Colwall


1	Colwall Green	<p>Colwall Green open spaces consist of 3 areas of open land registered as Village Green under the Commons Registration Act in 1967. It is managed by the Malvern Hills Conservators under the various Malvern Hills Acts</p> <p>The main triangle has a small open play area and part allowed to return to the wild to encourage the growth of wild plants and sedge grasses, notably Purple Vetch and Birdsfoot Trefoil which are important food plants for several species of butterfly and insect. The areas are used for educational projects by the local schools.</p> 
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2	Walwyn Road Recreation Ground	<p>The Walwyn Road Green space is used mainly as a recreation area. The local football club maintains a pitch during the sports season and land is open to parishioners to use as a local space. The outlying areas are allowed to return to the wild to encourage the growth of wild plants and sedge grasses.</p> 
3	Colwall Cricket Club	<p>The club was formed in 1872 and added a second, adjacent ground shortly before the millennium. It fields 4 senior teams, social cricket junior teams as well as softball sessions for primary school children and hosting County matches and other social events.</p> <p>It is a vibrant, forward looking club with a distinguished history and a bright future.</p>

		
4	Brookmill Close	<p>Brookmill Close is a small green space containing a play area and equipment for small children. Originally provided as part of the Brookmill Close housing development.</p> 
5	Charlie Ballard Nature Reserve	<p>Created on the site of the old village bowling green and tennis courts which fell out of use. The site of about 1.5 acres, had reverted to nature and in 1993, the Executors of Charles Ballard donated the site to the Parish Council so that a nature reserve could be created which, benefits the environment and used by the village and its schools as a field study area.</p>

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

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

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

Open Spaces, existing recreation areas and sports facilities as shown on the Policies Map and listed in Table 3, are protected as open spaces.

These protected recreational facilities and open spaces are:

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

5. Charlie Ballard Nature Reserve
6. Walwyn Meadow
7. Colwall Village Garden
8. Orlin Road
9. Downs School playing fields
10. Allens Meadow Upper Colwall

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

1. Facilities are designed in a way that is sensitive to local landscape character and takes account of the Design Principles set out in Policies CD4 and CD8.
2. Facilities are integrated into the landscape through tree or hedgerow planting, appropriate surfacing and boundary treatment.
3. Development includes provision for secure cycle storage to Herefordshire Council's design guidance standards²¹ or subsequent document.
4. The impact of any flood lighting on the surrounding landscape is minimised. Schemes must demonstrate good practice, such as using low energy bulbs, directing

²¹ See Highways and new development
https://www.herefordshire.gov.uk/downloads/download/585/highways_and_new_development

lighting downwards, keeping lighting low to the ground and fitting hoods or shields to minimise light spillage.

Local Green Space

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

99. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

100. The Local Green Space designation should only be used where the green space is:

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

101. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

6.7.6 One candidate Local Green Space has been identified at Brookside. This is shown on the [Parish Policies Map](#) and on a larger scale extract in the Policy. It is protected in Policy CF3.

Justification for Brookside as a Local Green Space

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

Policy CF3 Local Green Space

The area at Brookside identified on the Parish Policies Map is designated as a Local Green Space.

Development of the Local Green Space will not be supported except in very special circumstances.

Brookside Local Green Space



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

Herefordshire Local Plan – Core Strategy 2011-2031

- SS1 Presumption in favour of sustainable development
- Policy SS6 Environmental quality and local distinctiveness
- Policy LD3 Green infrastructure

6.8 Renewable Energy

AIM

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

- 6.8.1 Development that uses fossil fuels, rather than renewable energy, contributes towards climate change. The Neighbourhood Plan recognises Colwall's role in supporting low carbon alternatives through renewable energy schemes, as well as promoting sustainable design and energy efficiency in buildings in the design policies above. Such proposals would contribute towards addressing the current "climate emergency" and the Government's climate objectives to move towards a low carbon economy.
- 6.8.2 However there is a need to recognise the location of the Parish within the Malvern Hills AONB, and to promote schemes which have a minimal impact on this special landscape. Large scale wind energy schemes are not considered to be appropriate in Colwall due to its location in the AONB. The NPPF sets out in paragraph 152 that "*Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.*" Paragraph 154 sets out that the Government encourages local planning authorities to approve applications for renewable and low carbon development, "*if its*

impacts are (or can be made) acceptable . However this is qualified by footnote 49 which sets out that "except for applications for the repowering of existing wind turbines, a proposed wind energy development involving one or more turbines should not be considered acceptable unless it is in an area identified as suitable for wind energy development in the development plan; and, following consultation, it can be demonstrated that the planning impacts identified by the affected local community have been fully addressed and the proposal has their backing." Wind turbines are not considered acceptable in Colwall due to its sensitive landscape setting and location in the AONB.

Policy CRE1 - Renewable Energy Schemes

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

Solar schemes must use dull, non-reflective darker options without reflective frames / grids as these can be integrated more successfully into the landscape. The siting of solar panels should be carefully considered taking into account views of the scheme from shorter and longer distances, and from higher ground. Panels should be positioned in a simple linear or symmetrical arrangement on roofs preferably covering the whole plane of a roof. Panels should be matt black including the panel borders.

Where roof mounted panels are likely to have a negative impact on landscape a ground level installation is preferable. The use of

solar panels such as solar slates or solar glass as a building material is encouraged where this would be appropriate to local landscape character.

Schemes for one or more wind turbines are not considered appropriate in Colwall and will not be supported.

New development should incorporate low carbon energy and energy efficiency technologies where this would be in keeping with local landscape character.

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

Herefordshire Local Plan – Core Strategy 2011-2031

SS1 Presumption in favour of sustainable development

SD2 Renewable Energy

LD1 Landscape and townscape.

7. Next Steps

- 7.1 The examiner recommended that the Colwall NDP should, subject to the modifications put forward in the Examiner's report, proceed to referendum.
- 7.2 The Colwall NDP has been amended in line with the recommendations set out in the Examiner's report.
- 7.3 Due to Government restrictions following the COVID-19 pandemic, the earliest a referendum can take place is 6th May 2021. Planning Practice Guidance advises that '*where the local planning authority has issued a decision statement (as set out under Regulation 18 of the Neighbourhood Planning (General) Regulations 2012) detailing its intention to send a neighbourhood plan to referendum, that plan can be given significant weight in decision-making, so far as the plan is material to the application*' (See Paragraph: 099 Reference ID: 41-099-20190509 Revision date: 09 05 2019)
- 7.4 A straight majority vote (50% of turnout +1) of those on the Electoral Register will be required, before the Herefordshire Council may “make” the plan.
- 7.5 The Neighbourhood Development Plan for Colwall will be used to help determine planning decisions in the Parish alongside Herefordshire Council policies in the Local Plan Core Strategy, and any other material considerations including the National Planning Policy Framework (NPPF).

Appendices

Appendix I Community Action - this section does not form part of the Neighbourhood Development Plan.

Highway Design and Minimising Traffic Impacts

1. Part of the attractiveness of the area around Colwall is the apparent informality of its road network associated with its rural setting. Modern engineering features can detract from this character and it is important new roads and associated features, including street furniture, are designed and sited sensitively and only provided where absolutely necessary.
2. It is essential a balance is struck between responding to the volume of traffic, safety and the impact on the landscape. In Colwall Parish this requires three different design standards to be used to suit the particular circumstances. The A449 is a main route where the DMRB²² is appropriate; all other roads are minor in status and traffic flow, where the Malvern Hills AONB Guidance on Highway Design and Herefordshire Council's Highway Design Guide for New Development should be followed, as appropriate. Inside and adjacent to the settlement boundary the roads serve more purposes than just for through vehicles and form a 'place' in their own right where they should be designed to alter drivers' habits and redress the balance between vehicles and pedestrians.

²² Design Manual for Roads and Bridges

<https://www.standardsforhighways.co.uk/ha/standards/>

²³ Traffic in Villages, Traffic in Villages, Hamilton-Ballie

<http://hamilton-baillie.co.uk/wp-content/uploads/2017/12/hamilton-baillie-traffic-in-villages.pdf>

Here the techniques and philosophy contained in Traffic in Villages²³ should prevail which is "If you want drivers to behave as in a village, make sure it feels like a village". (Hans Monderman 1945-2008²⁴).

3. The roads in Colwall are poor with narrow carriageways, little or no verge, tight radii and limited forward visibility. Similarly, almost all junctions lack 'standard' visibility distances and most lack sufficient width for larger vehicles. Fortunately this is recognised by drivers and the injury accidents are low compared with the national average. Over the 10 years to 2015, more than one third of the injury accidents were on the short length of the A449 in the parish and another third involved only single vehicles. Only 3 accidents occurred inside the settlement boundary, all on Walwyn Road. This indicates that whilst the level of service is poor there are no safety issues that need to be addressed when siting small dispersed developments.
4. The whole of the Parish lies in the AONB and as with all development road improvements must respect the need to conserve and enhance the natural beauty of the area. (S85 CRoW Act 2000).
5. The Parish Council will work with developers and Herefordshire Council to promote better highways design and to minimise traffic impacts associated with new development. The following principles have been prepared for the NDP and will be promoted

²⁴ Hans Monderman

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

by the Parish Council wherever possible. The principles should not be read as a planning policy but will be progressed as an Action for the Parish Council.

Action for the Parish Council

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

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

The Parish Council will promote the following principles wherever possible.

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

The following design principles are encouraged wherever possible:

1. Schemes should take account of the existing character of the road and traffic flow and not over-specify, to avoid encouraging increases in speeds.

2. Interventions should be minimised and materials and colours used which are sympathetic to the landscape.
3. Signage should be minimised.
4. Where side roads require indicating, use 'flag signs' rather than junction approach warning signs. Traditional finger posts and milestones should be retained wherever possible.
5. Signs and poles should be sited against a backdrop of hedges or trees to avoid breaking the skyline and be painted in appropriate colours to blend into the landscape and street scene.
6. Backboards should not be used unless it is demonstrated they are essential.
7. Public lighting should be limited to footway lighting, be white in colour and fully cut off to avoid light pollution. Public lighting should be dimmed in accordance with Herefordshire Council's policy. The use of bollards should be avoided.
8. Landscaping should include locally characteristic natural vegetation to enhance and soften new road schemes.
9. Road surfacing should be hot tar spray surface dressing. Yellow road markings should be narrow and colour No.310 (primrose) should be used.

10. New barriers and safety fences should only be erected where there is a proven need and timber clad barriers are preferred to reduce visual impact, especially in wooded landscapes. Passively safe posts should be used to avoid the need for vehicle restraint systems.

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

Within the Colwall Settlement Boundary highway works should;

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

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

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

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

Appendix II Bibliography

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<https://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

Census 2011 - see Nomis Area Reports

<https://www.nomisweb.co.uk/reports/localarea>

Colwall NDP Documents

Landscape Character Statement for the Parish of Colwall, Colwall Parish Council and Malvern Hills AONB, March 2012

The Assessment of Settlement Boundary Stage 1 and Stage 2: Landscape Sensitivity and Capacity Assessment, 2014, Carly Tinkler on behalf of Malvern Hills AONB Partnership

Colwall Village Neighbourhood Development Plan Assessment of Settlement Boundary Stage 2: Landscape Sensitivity and Capacity Assessment, January 2018

Local Affordable Housing Needs Survey for the Colwall Area, Herefordshire Council Research Team, 2010

Colwall Village Design Statement, Colwall Village Society, 2001

<http://www.colwallneighbourhoodplan.org.uk/current.html>

Herefordshire Council Documents

Herefordshire Landscape Character Assessment SPG, 2004

https://www.herefordshire.gov.uk/download/downloads/id/2069/landscape_character_assessment_for_herefordshire.pdf

Herefordshire Local Plan Core Strategy 2011 – 2031

<https://www.herefordshire.gov.uk/local-plan-1/local-plan-core-strategy>

Strategic Environmental Assessment and Habitats Regulations Assessment for Colwall NDP

<https://www.herefordshire.gov.uk/directory-record/3046/colwall-neighbourhood-development-plan>

Malvern Hills AONB Guidance Documents

<https://www.malvernhillsaonb.org.uk/managing-the-aonb/guidance-documents/>

Malvern Hills National Character Area (NCA 103)

<http://publications.naturalengland.org.uk/publication/3039205?category=587130>

National Planning Policy

National Planning Policy Framework (NPPF), February 2019

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

Appendix III Listed Buildings

Listed Buildings, © Historic England 2015²⁵

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

²⁵<https://www.historicengland.org.uk/listing/the-list/>

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TERRACE, STEPS, RETAINING WALLS TO EAST, SOUTH AND IN FRONT OF BRAND LODGE Listing TERRACE, STEPS, RETAINING WALLS TO EAST, SOUTH

AND IN FRONT OF BRAND LODGE, B4232, Colwall, County of Herefordshire II

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

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

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

PEATY'S COTTAGE Listing PEATY'S COTTAGE, CHURCH ROAD, Colwall, County of Herefordshire II

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

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

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

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

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

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

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

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

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

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

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

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

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

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

STABLEYARD GATEWAY, BOUNDARY WALL AND OFFICES TO SOUTH OF HOPE END HOTEL Listing STABLEYARD GATEWAY, BOUNDARY WALL AND

OFFICES TO SOUTH OF HOPE END HOTEL, Colwall, County of Herefordshire II

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Appendix IV Indicative Layouts

Site 1 Former School Indicative Layout



August 2019

LSCA AREA 3 INDICATIVE LAYOUT

Site 2 Grovesend Farm Indicative Layout

KEY

- Existing settlement boundary
- - - Proposed settlement boundary



August 2019

LSCA AREA 12 INDICATIVE LAYOUT

