

Planning application comment was submitted on the **12 April 2023 10:51 AM**

The following is a comment on application **P230457/F** by **Mark Atkins**

**Nature of feedback: Objecting to the application**

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**Comment:** Please see attached the grounds for objecting to the application.

**Attachment:** sandbox-files://64367e8f83085008387085

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Their contact details are as follows:

**First name:** Mark

**Last name:** Atkins

**Email:** [REDACTED]

**Postcode:** WR13 6EZ

**Address:** Arnside Old Church Road, Colwall, WR13 6EZ

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**Infrastructure from section 106 to consider:** Significant Highway Improvements including traffic calming

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Link ID: [https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=230457](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=230457)

Form reference: FS-Case-507029384

**Objection to Planning Application Number P230457/F relating to development of 'Land to the South of Old Church Road Colwall Herefordshire' (otherwise known as Grovesend Farm).**

I hereby object to the proposed development of the above site on the following grounds:

**Highways**

- (1) Old Church Road is a single carriageway road which will not, over the majority of the section between Walwyn Road and the subject site, safely accommodate vehicles passing each other. It is challenging for normal sized cars and virtually impossible for bigger / commercial vehicles. In practise what happens is private driveways are used as passing places, which is not a sustainable long term solution to increased traffic volumes which will be generated by the proposed development. Also, I would estimate parts of the verge to the front of our property has reduced by over 50% in the last 25 years [REDACTED] – this has been caused by vehicles trying to pass each other resulting in the verge margin being eroded.
- (2) The above comments should be read in the context of Old Church Road being designated a 'Quiet Lane' (see 5.21 page 22 of the Traffic Report prepared by Rapport in support of the application) which is defined as a minor road shared by walkers, cyclists, horse riders as well as vehicles. Clearly this cannot be achieved in an environment where there will be an increase in the volume of vehicles that can't pass each other let alone share the carriageway with other users. It should be noted that over a large section of Old Church Road there is no pavement thus exacerbating the problem. Indeed, I have witnessed on many occasions pedestrians 'sheltering' in our pedestrian gateway to avoid the oncoming traffic.
- (3) I note the traffic figures set out in the Traffic Report were from a single week in early June 2021. At this time we were in Stage 3 of the roadmap out of lockdown drawn up by the Government. I would suggest these figures are hardly representative of road usage given the mobility restrictions that were in place at that time.
- (4) Visibility at the junction of Old Church Road and Cowl Barn Lane is severely restricted. Joining Old Church Road from either of these side roads necessitates inching into the road to check that it is clear to turn. With increased volumes of traffic there is a significantly increased risk of accidents occurring.
- (5) With all the above in mind I dread to think what carnage there will be during the construction phase when there will be a plethora of vans and lorries using the road.

**Area of Outstanding Natural Beauty (AONB)**

- (1) The visual impact of the development from the hills will be considerable and I would suggest hardly sympathetic with the designation as an AONB – an area recognised for its exceptional landscape whose distinctive character and natural beauty are precious enough to be safeguarded in the national interest.

- (2) Given that, typically, properties in the immediate vicinity are of an individual style and character (being period, detached dwellings with generous gardens) I would suggest the proposed development does not comply with one of the fundamental design principals of new developments which is to take account of the existing character and nature of the surrounding area.

In conclusion, I consider the site at Grovesend Farm is not suitable for future development principally due to the poor vehicular and pedestrian access and that the design and nature of the proposed scheme conflicts with the AONB status. If further development is to take place in the village then the far superior site in Mill Lane which sits adjacent to the Primary School and the Village Hall and which benefits from significantly better vehicular and pedestrian access is a vastly more suitable proposition.

12<sup>th</sup> April 2023