

Planning application comment was submitted on the **20 April 2023 12:03 PM**

The following is a comment on application **P230457/F** by **James Cooke**

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

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**Comment:** Planning Application No. P230457/F - land at the south of Old Church Road Colwall

I would like to object strongly to this planning application for 36 properties.

Reasons for objection as follows:-

At this moment in time, Old Church Road is not capable of servicing a further 36 properties, the road is mainly a singular thoroughfare with very few footpaths along its length (i.e. only 5% or less)

Stone Drive is also a problem as new housing in this vicinity has insufficient off road parking which reduces this to singular traffic.

Water run off from the hills down Walwyn Road diverts down Old Church Road and extra development will create further problems due to lack of drainage. In this regard, I note, that from the Application Form (Pg. 8 Q2) - Assessment of Flood Risk, the applicant has stated that all surface water from 36 dwellings and road drainage will be discharged into the existing small brook. This brook, even now, after a period of heavy rain, cannot cope and floods in certain areas.

The area adjoining the field in Old Church Road, contains three of the five Grade 11 listed buildings contained within the village. These five properties define the character of the village with their surroundings and this should not be compromised (see Character Statement in Designation of Conservation Area).

I feel that other safer and appropriate areas need to be revisited to reach the total of housing needed to fill the quota required.

**Attachment:**

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Their contact details are as follows:

**First name:** James

**Last name:** Cooke

**Email:** [REDACTED]

**Postcode:** wr13 6ez

**Address:** The Barn House Old Church Road, Colwall, WR13 6EZ

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**Infrastructure from section 106 to consider:** x

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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-509335912