

The following is a comment on application **P230457/F** by **Charlotte Stephens**

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

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**Comment:** I strongly object to this application. Looking at the latest information and responses from the various parties I do not see that previous objections have been resolved and I have more issues with the latest responses and do not see how the site can be delivered

# the site is in Colwall's designated Conservation harm which should be protected as a Herefordshire and National heritage asset from development harm. I do feel that both Herefordshire Council previously and CPC (Colwall Parish Council) have not properly considered or clearly communicated the historic importance and protected status of this national asset when consulting on the NDP. This is also supported by the Landscape officer remarks that the development change will clearly impact on the character of the area.

# I want to point out that I am answering the feedback as a Young Person who the Herefordshire Council team are asking to engage so do really do expect to be listened to and for my views to be considered

# I am very concerned that young people and potential other age groups are not being listened to. Whilst we do appreciate the need for appropriate development this cannot override the long term future and protecting important Heritage Assets and designated Conservation Areas are absolutely key to future generations - never mind the impact on key views from British Camp what is designated as one of the most important historic sites in HF which is protected at the highest national level of ancient monuments

# the site is also a central part of the Malvern Hills AoNB/National Landscape and so again 'great weight' should be given to protecting the character of the landscape. Including ensuring the Worcestershire HRA protection applies given the Malvern Hills National Landscape designation and duty for Herefordshire to co-operate on such matters

# in terms of the importance of key 'views' the NDP is intended to conserve and protect, 230457 is clearly and prominently visible from British Camp - an Iron Age hill fort and one of the most important heritage assets in Herefordshire and nationally located at the top of Herefordshire Beacon in the Malvern Hills AoNB. The hill fort is protected as a Scheduled Ancient Monument

# the site has never been locally supported by Colwall Parishioners since it was considered and proposed for development in the NDP. 'Localism' and acting on feedback from the local community is a key determinant in developing an NDP. Throughout the public consultations during more than 10 years the vast majority of Parishioners within Colwall have consistently contributed views to oppose building on the GF site and Conservation Area. This was most recently confirmed in the formal 2023 annual parish poll (supported by Herefordshire Council (Herefordshire Council)) in which 92% of the village voted democratically against the development on the GF site. Colwall Parish Council (CPC) seemingly have not acted on this vote which confirms the wishes of the vast majority of the Parish - and will need engage on further discussions for debate on how we could have a more inclusive plan as they have seemingly more focused on highlighting that these votes are not binding more than indicative of the local community. These type of street votes are an important commitment to 'Localism' in plans development and they are reaffirmed in the consultation process documents for the 2021-2041 Herefordshire Council Planning materials

# the Colwall NDP has one of the lowest supporter vote levels of any NDP nationally and county wise. I feel this clearly and directly relates to the inclusion and prioritisation of the site and Conservation area as a development option that was/is not supported by the majority of the village

# in terms of the NDP, it is also worth reiterating that the selection and prioritisation of development sites with the plan has never been put to a democratic process - which I believe the Herefordshire Council team have been keen to ensure is clarified. I feel this may have been an error by CPC who did not seem to want to put the site options to a democratic process. In the new 2041 planning process design Herefordshire Council are promoting the use of such 'Street Votes' which is right if these are acted on

# I also believe there are also better alternative development sites (including the Mill Lane) and the new and old school sites which are not in historically designated Conservation Areas, have better infrastructures including better highway/paths access to/from the village centre and would be the locals choice for any development. It is unclear as to why these sites have not been prioritised ahead of 230457. Previous public consultations have supported them as the best options but the CPC have not acted on this feedback

# Old Church Road and the vehicle and all road user (Cyclists, Horseriders, Pedestrians, Pets etc) safe access cannot be delivered by the plan proposals whilst importantly retaining the essential rural character of this ancient country lane in a Conservation Area within an AoNB. The width and location of the proposed entrance is dangerous and the Stone Drive junction has been previously acknowledged by the local experts and the CPC as one of the highest risk junctions in the village. As per HFC's SHLAA Old Church Road is not suitable as a road for any increase in traffic

# the additional footpaths and access routes clearly promised in the proposal commitments can also not be delivered and may never be delivered as they require further approvals from surrounding landowners where permission is not being given. This includes the other access routes other than Old Church Road as well as the protected verges and hedgerows owned by the relevant properties around and opposite the site where the roadside boundaries are formally disputed – as flagged in the previous representations – so this is not new-news. There can be no damage to these protected ancient verges and hedgerows which have been maintained in good faith by local property owners and Colwall Parishioners over generations. Verges are already continually damaged by traffic - as shown in pics from other respondents highlighting the risk to road, pedestrian and other users

# In the most recent response the Highways team have further narrowed the footpaths and encroachment on local neighbouring properties and landowners with increased damage to the adjacent hedgerows and mature TPO designated trees including the ancient giant tree rootworks which will be put at further risk

# The site cannot be delivered in terms of the drainage and sewage infrastructure the local water and utility Severn Trent (ST) have confirmed that after much modelling they cannot deliver the required changes without significant risks to an already failing drains and water networks – see reports and measurements of sewage levels and incidents over recent years. Latest and dated consultation reports as below plus see evidence of drainage overflows already happening as shown in pics attached

-Jan24: ST new modelling report reported "a predicted risk of flooding and "a potential high risk of pollution". Probable assessment related to the capacity of the local sewer pipes and ignores the other problem of massive dumps of raw sewage into the Cradley Brook

-Mar24: ST has concerns over this development and wants to do more work lasting at least a further 12 weeks but has no definitive resolution. National OFWAT reporting STW responsible for 12% of discharged raw sewage as apart of national 105% YoY increase. ST haven't helped themselves or us by initially looking at the wrong site and failing to spot their error until Paul Evans (a fellow parishioner) put in an FOI request

# Being in a Conservation Area and protected from development harm there will never be a need for greater housing density infrastructures – drainage or road expansions. So this is not a surprising situation given Severn trent have correctly planned to focus on areas that are likely to have development rather than wastefully over-engineering the infrastructure in no/lowest development Conservation Areas

# Besides other concerns and challenges CPC should on behalf of it's Parishioners object to any development that has not had full infrastructure investigations and guaranteed solutions in place for drainage/sewage/roads/access

# In the recent 2021-2041 Consultations Herefordshire Council has flagged the urgent needs for additional information and insights from local Water Authorities (eg. STW or Welsh Water etc) to be able to recommend options. So further information and guidance to guarantee this can be delivered are a prerequisite in advance of any application considerations

# At the recent Herefordshire Council 2021-2041 Local Plans team event at the Village Hall in 18th April approximately 9 out of 10 of Parishioners seemed to have clear concerns of not being listened to with regard to stopping the development of 230457 and the importance of protecting the Conservation Area (in an AOB) -

especially as the event was positioned as a local community engagement opportunity

# I am really pleased to see proposals that Street votes should be used for localism input for engagement and supporting democracy and the Localism issue. The recent annual Parish vote which in which 92% of Colwall parishioners voted against the site development is an unequivocal local message for Herefordshire Council and the CPC that this site should be protected and must not be a developed

# At the 24th April 2024 Parish meeting following on from last years poll to not develop this site I understand that nearly all parishioner questions from a packed village hall meeting were regarding the call to reject the site application with Parishioners very unhappy with the process failings and how development sites have been selected without considering and acting on local feedback. No responses have been provided even though the CPC have had the opportunity to reconsider and act in their position again

# I feel there may be very significant frustrations with all all age groups that the local council will not reconsider it's no objection position given the lack of response to feedback right the way through the longer term consultation processes over more than 10years and consistently up to the latest annual parish meeting on 24th April 2024 and the Herefordshire Council Planning event at Colwall Village hall on the 18th April 2024. This feels completely disempowering and does not encourage me as a young person to engage in future

# As a local resident I am attaching photo's to show some evidence of the poor drainage, verge damage, clear boundary positions and just some of the recent accidents we were able to capture including some very dangerous incidents involving bin lorries and large delivery vans which have and are anticipated to increase significantly

**Attachment:**

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Their contact details are as follows:

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**Last name:** Stephens

**Email:** [REDACTED]

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**Infrastructure from section 106 to consider:** Take full responsibilities to any damage to surrounding dwellings and gardens including mature TPO trees and their deep/far reaching and established root networks. No exit/entrance/access onto old church road; Respect property owner boundaries and do not damage/touch verges/hedges/trees.

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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)

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