

Balfours

WITH BERRINGTONS

The Estate Office, The Vallets, Whitfield
Hereford HR2 9BA
t: 01981 570727
f: 01981 570745
www.balfours.co.uk
enquiries@balfours.co.uk

Mrs J Davies
The Clerk
Colwall Parish Council
Humble Bee Hall
Hollybush
Ledbury
HR8 1ET

Our Ref: TNL/PR
Your Ref:
27 October 2015

Dear Ms Davies

Colwall Neighbourhood Development Plan

On behalf of our clients, Mrs Elizabeth Lloyd and Mr Allan Lloyd and as a result of an approach from Herefordshire Council with a request to acquire land for the siting of a new primary school in Colwall, we on behalf of our clients, would like to submit the following for consideration and inclusion in the forthcoming Neighbourhood Development Plan.

- The Lloyd family is well known to many inhabitants of Colwall and their forebears have previously made substantial contributions to the community amenities which include making land available for the Village Hall, Village Hall car park and the two cricket grounds.
- They are acutely aware that Colwall Primary School is in a poor state of repair and that Herefordshire Council believes that the most economical solution is to construct a purpose-built school on a new site.
- Herefordshire Council has suggested that the arable field behind the Village Hall may be suitable for such a purpose for the following reasons:
 - a. It is in a location central to the village
 - b. The location is close to the existing school.
 - c. The topography of the area is generally flat and therefore favourable for such a development
 - d. Ample and suitable access both for vehicles pedestrians and cyclists can be designed into the scheme

My clients concur, having considered various other sites, that this is a very suitable site for such a development.

- In order to be able to make this site available we would like to make to the Parish Council a proposal which would include the development of an area along Mill Lane which would

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Partners: T M Evans TD DL BSc FRICS, J R B Lovegrove-Fielden FRICS, P A Wright FRICS FAAV, D G Groves FRICS FAAV, W H Colbatch-Clark FRICS, P B Segrott FRICS, R Galliers BSc MRICS FAAV, R E S Jones-Perrott BSc MRICS, T C G Perkins FRICS, W R A Shuttleworth BSc FRICS, T N Lee FRICS. **Associate Partners:** A J Downton BSc, Miss S E King MRICS, T J H Main MRICS, J R Stevenson BSc MRICS FAAV, Mrs J Tart, M H Watney MRICS. **Consultants:** J Birchall MSc MIAgrM MBPR MBIAC, D J Onslow FRICS, R G P Plowden FRICS, R L R Jones BSc FRICS FAAV. **Associates:** S C Habershon (Forestry), Mrs N S B Liddiment BSc (Hons) MRICS FAAV, Miss J Phillips MRICS, A Liddiment BSc (Hons) MRICS FAAV, C Fitzherbert-Brockholes BSc (Hons) MRICS, R Corbet LLB ACA MSC, MRICS, B Hill MRICS FAAV.

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incorporate residential, the proposed school and other areas of open space and community facilities.

- If this plan was supported by the Parish Council then my clients would consider opening negotiations with Herefordshire Council in an attempt to deliver a scheme which was commercially viable and acceptable to both my clients, Herefordshire Council and Colwall Parish Council.
- My clients are well aware that the site is situated outside the current UDP Designated Village Boundary and is also within the area of Outstanding Natural Beauty.
- It would therefore be their intention that this mixed scheme would conserve and enhance the area and be of a quality and design, using materials and architecture which are sympathetic to the locality. They would also ensure that such a scheme was cohesive for both residential and educational purposes as well as being functional and also sympathetic to the area in every way possible.
- We attach a sketch plan (Map 1) showing a possible site for a school together with joint access, some community facilities, although it would be hoped that the community would also be able to share some of the school's facilities such as playing fields etc and an area of residential development as well as retaining and possibly enlarging the existing area of woodland in the northern corner.
- We have looked at historical maps of the location and are aware that the field was originally not as large as it is at present (see Map 2) and therefore in order to prevent any development creep we suggest that this historic boundary be reinstated as the boundary of the proposed development.
- We would also propose that the area of woodland currently in the northern corner would be preserved as natural open space and informal leisure area.
- It must be appreciated that these are only preliminary thoughts, we would like these proposals to be taken into account when you are considering the future of Colwall, the future of the school and how my clients, as landowners, can enable the school to be built with the least possible delay as we understand that there is some urgency to replace the existing school.

Please acknowledge receipt of this and we will be prepared to discuss any element of this outline proposal further with yourselves.

Yours sincerely



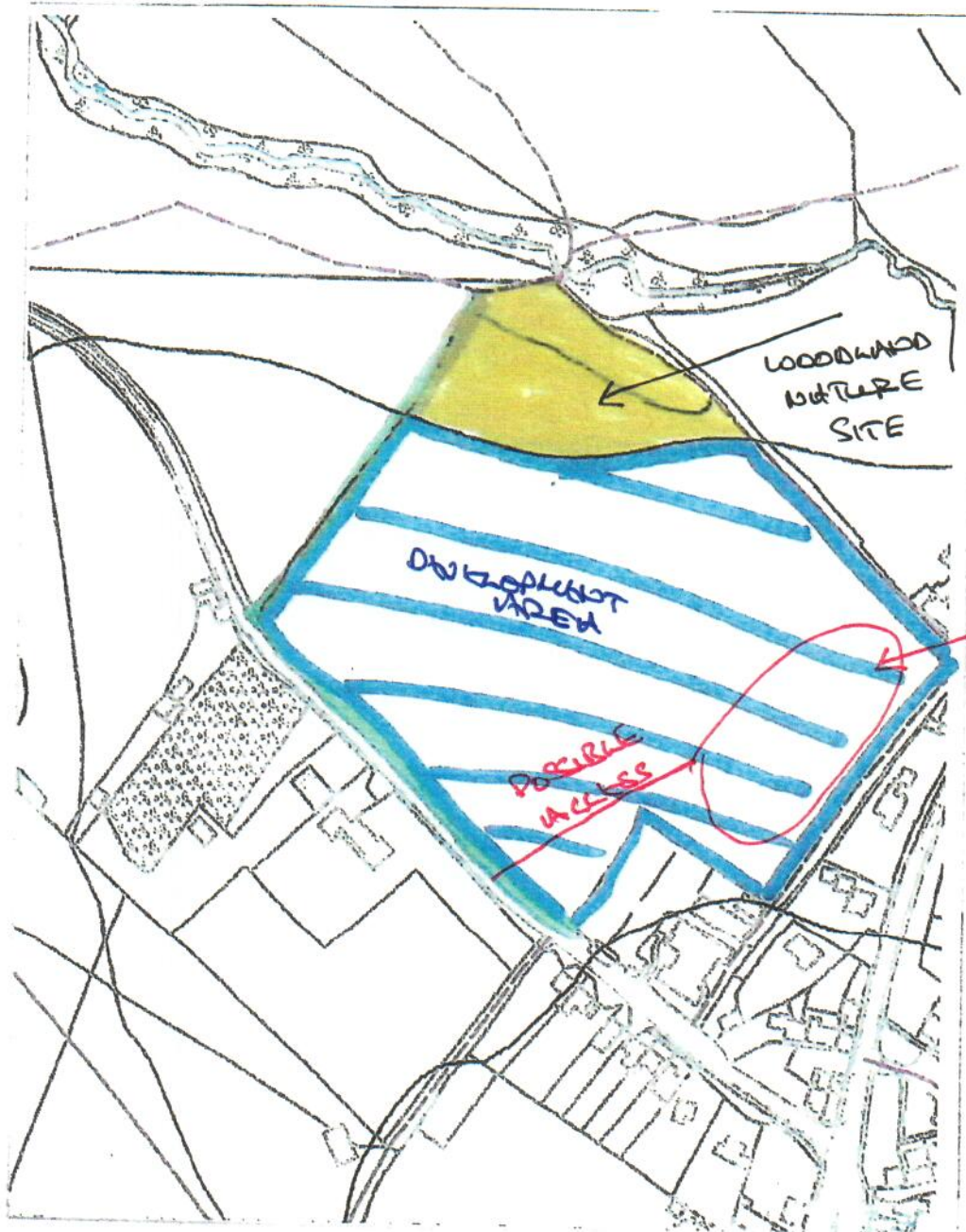
Timothy N Lee FRICS

timlee@balfours.co.uk

cc Mr J Stock by email

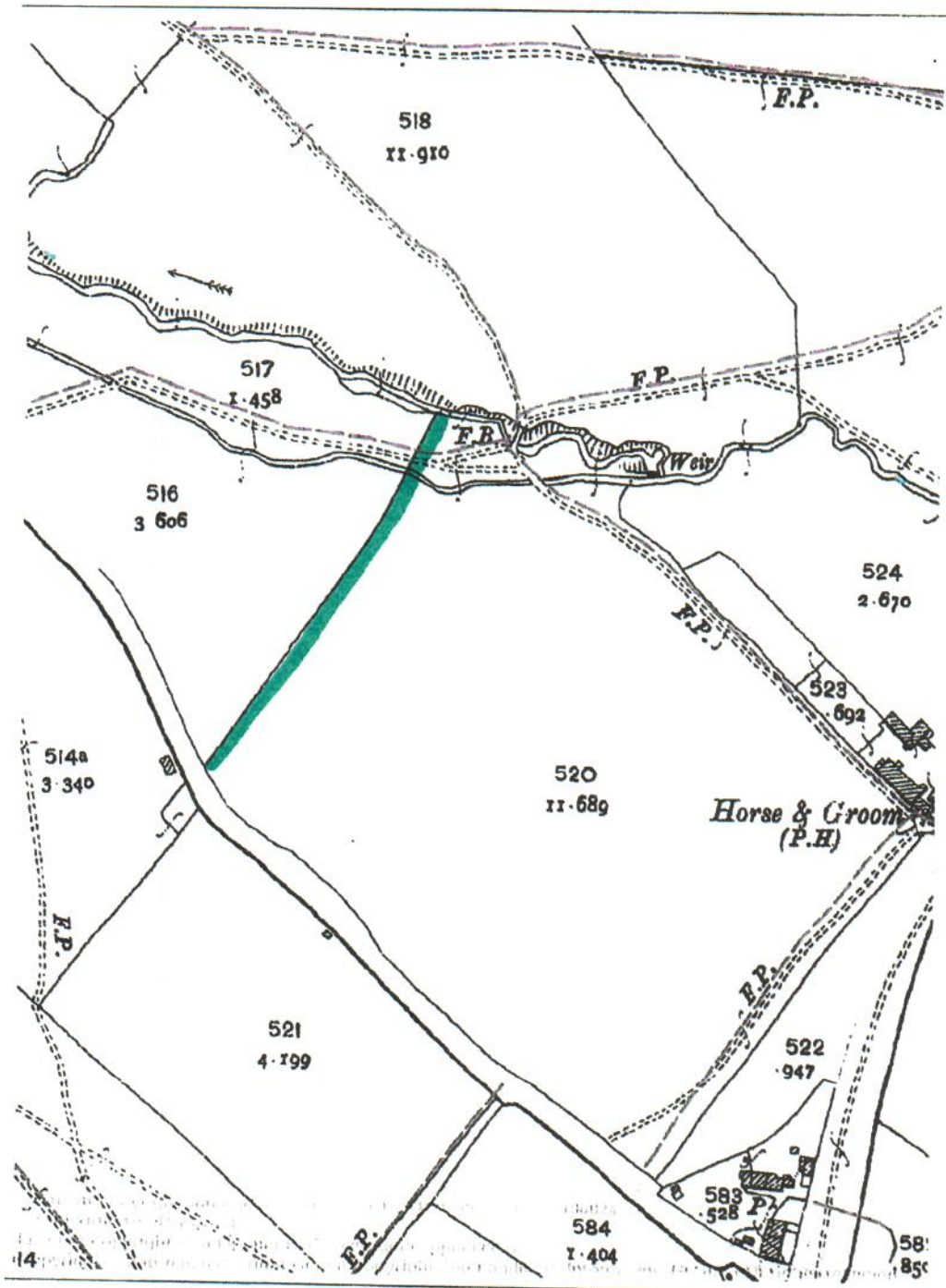
Matthew Williams – Hereford CC by email

MAP 1



SCHOOL
SITE +
CULTURAL
FACILITIES
APPROX
25-3 HECTA
REQUIRE

MAP 2



EXTRACT FROM CIRCA 1850 MAP
SHOWING HISTORIC FIELD BOUNDARIES