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[Redacted] Colwall Green

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Some comments on the Colwall Neighbourhood Plan presentation – 10th Oct 2013

Relating to Landscape Sensitivity - area 3a.

* **The Village Design Statement**, published in April 2001, resulted from extensive consultation with parishioners. This document identified "Important Views out of the village" one of which was from the field now identified as 3a. The VDS also emphasized the importance of open spaces regarded as "green lungs" and avoidance of continuous "ribbon development".

• **Access** – The field 3a has agricultural status and is land locked without any motorvehicle access from the Walwyn Road. At the time the three bungalows in Elms Drive were built Planning permission could only be obtained by constructing a 180ft driveway to link up with the Elms School access to the Walwyn Road .

* **Flooding** - the field provides a vital drainage route for water flowing from the hills during inclement weather. Any development and associated hard standing on the field would exacerbate the problem of flooding. A water retention test pit was carried out for the C of E school approx four years ago by specialist surveyors who confirmed a very high water table.

I hope the above comments may be useful in any decision making.

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23 Oct 2013