

COLWALL NEIGHBOURHOOD PLAN

I have been a resident in Colwall for just under 11 years.

Firstly two questions:

1. I am unclear what effect being in the AONB has upon the Colwall Neighbourhood Plan.
2. I am even more unclear what effect the conservation area will continue to have on Colwall. Will it still exist and if so, will it still work in the same way?

Secondly, some thoughts:

1. Colwall is long and thin. The danger of appearing to be 'ribbon development' is avoided because the countryside intrudes into the village at many places. For this reason, I believe it is important that all the current green spaces in the village, including the 'green lung' by the Thai Restaurant, be preserved. For the same reason, it is undesirable that the village should become 'fatter,' as this will cut people off from the countryside. For all of these reasons I believe it is essential to maintain the current settlement boundary.
2. A corollary of (1) is that all the existing footpaths in the parish should be actively preserved and maintained, as they provide the ability for people to walk into the countryside and onto the Malvern Hills.
3. The impact of new housing on the village will be ameliorated if it is done in 'penny packets.' The recent Covent Garden development on Brockhill Road is probably as big a development as we should be prepared to allow. There is considerable potential infill land in the Parish, already within the settlement boundary, which ought to provide enough land for new housing over the next 10/20 years, e.g. there are quite a few small houses on large plots and this will enable new homes to be built as these houses come on the market. Also new housing should be mixed; not all affordable and not all 4 bed-roomed properties for sale or rent should form the backbone of any new housing provided.
4. I strongly believe that a height limit should be placed on new building in the parish. Most of the property in the parish is one or two storey. Where there is a third floor (e.g. in the older buildings in the centre of the village) this top floor is completely contained within the roof space. For this reason, the Orchards development looks too high and the proposed new Care Home on the Coca-cola site also will dominate the houses around it; many of which are single storey. For this reason I would suggest that the Neighbourhood should limit new building to two storeys, except in the centre of the village where three storeys should be allowed as long as the third storey is completely within the roof space.

5. A follow up point to (3) is that new housing development should not become too dense, as this will not fit in with the existing housing stock (again, the Covent Garden site appears to be a good guide.)
6. The plan should prohibit 'gated communities' as proposed by the developers of the Coca-cola site. Anybody who has been to the USA will have seen what a disaster these are to community involvement and cohesion.
7. As many of the older buildings in the village as possible should be retained. Where new properties are built, they should aim to 'fit in' with the existing housing stock. Whilst housing design cannot stand still, houses that are ultra modern will tend to clash with the existing buildings in the village. (the new houses just past the coffee shop on Walwyn Road and the Covent Garden houses are both good examples of new property which fits in.)
8. Whatever can be done to encourage/maintain the viability of the existing shops & businesses in the village should be done.
9. Similarly, whatever can be done to preserve the viability of the three schools in the village should be encouraged.
10. Any development in the village should not damage or harm in any way any trees already on the site.