

We wish to comment on the fact that Area 19 has been classified on the Landscape Sensitivity and Capacity Assessment as Medium to High capacity for development. We note that according to the presentation made at the 10th October 2013 meeting the Landscape Assessment only considered suitability in relationship to the landscape. Access to any future development does not appear to have been considered.

Access to area 19 via Cowl Barn Lane would not be feasible since it is a single track lane and is less than 3m wide for much of its length. It could not be widened without removing large established trees and ancient hedges some of which are subject to preservation orders. The exit from Cowl Barn Lane to Old Church Road is dangerous because the curve of Old Church Road means traffic travelling along Old Church Road cannot see vehicles exiting Cowl Barn Lane and vice versa. The likelihood of accidents will increase if traffic along Cowl Barn Lane, which is currently minimal, increased following development of Area 19.

Area 19 itself contains an established orchard with a variety of wildlife. We note from the feedback published following the March meeting that it is desired “to protect orchards, Colwall Green and other areas of high wildlife value” and, further, that “trees (to) be a key landscape feature of the village”. This is incompatible with development of Area 19.