

# Design Code Comments – T O’Donnell

## April 2022

### General comments

Have comments related to acronyms been taken into account & how were these addressed. I notice same acronyms still used. The DC is very clear what they mean within the context of the document, but does this take into account clashes with acronyms used elsewhere.

A table of the associated documents would be useful.

References to the post office should be removed.

There were comments about formatting previously made – these seem to have been sorted out.

Addressing comments sent to AECOM from C Tinker on last review.

- 1) Showground – comments addressed
- 2) New Pool & watercourse – comments addressed
- 3) NA
- 4) NA
- 5) Golf Club & Woodland – comments addressed
- 6) Tree Belts & Irregular fields – area now renamed to address comment
- 7) Large Scale Open Agriculture – comments addressed
- 8) Mere Brook & LNR – comments addressed
- 9) Upper Welland Green Corridor – comments addressed.

Other comments that were previously highlighted to be addressed & noted.

### Section

2.1 – changing location of Wells in reference to Ledbury

2.2 – Ensuring Golf Course is correctly referred to and made clear still exists today.

2.4 - Public consultation photos etc now included.

3.3.1 - St Wulstans houses & Moorlands now included & referenced.

3.3.2 – sorted

3.3.3 – comments referencing houses incorporated

3.3.4 – Architectural details & windows – these have been adjusted.

3.3.5 – Comments addressed re houses on the main road – including the old post office – note old post office

3.3.6 – Parking & Utilities now reflects comments

Gas lamps – perhaps a table is required detailing locations

3.4.3 – common referenced properly

3.5.2 – central wells now includes ref to Hanley Road

3.5.8 – wells road – references to a Lower Wells Road as a name for the road has now been removed.

3.6 – war memorial now included

3.7 – this section has changed & now reflects character of houses better

## Design Code July2021 Comments, questions & suggested amendments. AndyP Ver2

**General:** DC could benefit from:

-An opening paragraph which encapsulates the virtues of Malvern Wells that we are keen to protect ie: Set in an AONB, steeped in history much of which survives to this day, from Victorian stone buildings to roads still lit by gas lamps and all located on the bucolic MHills. These factors combine to explain why the Malvern Hills area is a national destination site and why it is so important to carefully manage this sensitive area.

-A table of the associated NDP documents including the LSCA, Upper Welland Heritage Area Report etc, etc

-A table listing all the relevant AONB Guidelines including Lighting etc and a list of the Abbreviations used in the DC

### Comments, questions & suggested amendments:

P7 Para 1 Change to ...multiple settlements in the plan area which run from Upper Wyche in the north to Upper Welland in the south.

P8 History section should mention introduction and retention of gas lighting in the area.

P10 This section should mention that the area is a national destination site

P10 This section should mention that a stand of semi-ancient woodland, abundant with herb-paris, lies adjacent to Upper Welland Road on southern boundary of Plan.

P15 Para1 Change to ...by light from properties and streetlights including gas lamps.

P16 Para 1 Delete 'post office'

P16 Para 1 Change to ...which limits access to services for those without access to a private vehicle and therefore the scope for any new *sustainable* development.

P17 Para 1 Change to ...form a large part of the green and leafy character of Malvern Wells.

P19 Para 1 Change to ...Malvern Wells comprises a range of settlements and different building types.

P19 Para 4 Delete 'post office'

P20 Needs a bibliography reference where the local list of designated structures can be found

P29 3.4.10 Text should include ...the green corridor also serves as a strategic gap preventing infill development which would cause the distinctively separate urban areas of Malvern Wells and Upper Welland Village to coalesce into one large single conurbation with a loss of 'sense of place'. See also P37 LLCA 10

P30 Para 2 error – there are no 2.5 storey detached houses on St Wulstans (SEE ALSO P49).

P35 Para 3 delete "post office"

P36 GI and open space. Is Malvern Wells a single village but rather a collection of discrete settlements which have evolved individually, each with their own unique characteristics?

Typo – possible not possible

Typo – remove single bracket (

P40 Issues to be addressed in Design Codes . This section discusses retaining the verdant character of the plan area through protection and planting of large tree species. *Many of the existing large trees were planted about the same time during the Victorian period so will these mature and need replacing at the same time ie is a replacement programme for the existing trees required?*

P 40 The final point should read: ...the need to ensure separation of distinctive areas and identities (such as between Assarts and Upper Welland) to prevent creating larger conurbations with consequent loss of 'sense of place'.

P43 Illustration 1 – the schematic uses modern 2.5 storey lego brick houses which are wholly inappropriate for Malvern Wells; at least use just 2 storey buildings in the schematic.

P43 d. Change to ...respect the Malvern Wells character of “ trees with buildings between”

P43 e. Change to ...respect and ideally retain existing field boundaries and hedgerows

P44 RCA03 Fruitlands Whilst the 'rhythm' of the structures may be notable the text needs to clarify that any new neighbouring development should not have to mimic the style of Fruitlands which was built without GI, open green space commensurate with the size of the estate, LEAPS or NEAPS. Just because RCA03 exists it does not mean its design / short comings should be replicated, eg more articulation, detailing required.

P45 a. Change to ...with new tree planting to maintain the characteristic 'trees with buildings between'

P46 g. Change to ...developments that would introduce large areas of roofing or hard paved areas...

P46 Change to ...LLCA10 Upper Welland Green Corridor and Strategic Green Gap

P46 v. Change to ...Create opportunities for new tree planting....

P47 x. Change to ...A programme for their long term replacement should be considered and implemented.

P47 y. Change to ...Create opportunities for new tree planting in the public realm and within gardens.

P47 aa. Change to ...Create opportunities for new tree planting in the public realm and within gardens.

P47 ad. Change to ...and this limits any opportunity for new development....

P47 ae. Change to ...should be maintained along with the breaks in vegetation to preserve the commanding views eastwards.

Section Design Code 03 etc to follow on (ongoing).

P48 Illustration 2 and/or associated text needs to take into account the shallow to steep gradients which are a typical characteristic of the MHills.

**P53 NOTE THE TITLING DOES NOT FOLLOW ON CORRECTLY FROM P51 SO THE FOLLOWING COMMENTS REFER TO THE EXISTING INCORRECT TITLING**

P53 k. RCA03 Pls see above notes re: P44 RCA03 Fruitlands.

P59 a. Change to ...to enhance the existing network, however, the new routes / connections must be viable and take the local terrain into account.

P59 h. Change to ...attempts to resist access to the area for the general public, whether walking or cycling, should be resisted.

P60 image of Holywell Chapel required but what point is being made by its inclusion????

P61 i. Change to ...Good design is about integration, not camouflage but screening as a supplementary mitigation measure and for habitat enhancement is to be encouraged.

P61 m. Consider ...should be retained and enhanced by XXXX...?????

P65 The Actor table should include reference to the public as they will use the Design Code document when assessing and commenting on planning applications, whether it be in support or making an objection.

**END: 22 Apr 2022**

