

## Regulation 16 Consultation on the Submitted Hallow Neighbourhood Plan RESPONSE FORM

Under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, Hallow Parish Council has submitted the draft Hallow Neighbourhood Plan to Malvern Hills District Council. In accordance with Regulation 16, Malvern Hills District Council would like to invite comments from organisations and individuals on the Neighbourhood Plan.

This consultation runs for six weeks from Friday 15<sup>th</sup> January to 5:00pm on Friday 26<sup>th</sup> February 2021.

If you wish to comment on the draft Hallow Neighbourhood Plan **please complete and return this form no later than 5:00 pm on Friday, 26<sup>th</sup> February 2021** to:

**Email:** [policy.plans@malvern hills.gov.uk](mailto:policy.plans@malvern hills.gov.uk) , or by

**Post:** Planning Policy, Malvern Hills District Council, Planning Services, The Council House, Avenue Road, Malvern, Worcestershire, WR14 3AF.

The personal information you provide on this form will be held and processed in accordance with the requirements of the Data Protection Act 2018 and the General Data Protection Regulation 2018.

Please note that your name and comments will be made publicly available when displaying the outcome of this consultation and cannot be treated as confidential. Any other details, including signatures, private telephone numbers and email addresses will not be published on the Council's website, but the original representations with personal details redacted will be published. Your details will be retained in order for us to validate your comments. We will use these details to notify you of the progress on the Hallow Neighbourhood Plan. If you do not wish to be notified of the progress of the Neighbourhood Plan please let us know by ticking the appropriate box at the end of this response form.

Please fill in your details in the boxes below:

Full Name: Victoria Lane on behalf of Piper Homes Ltd

Organisation (if applicable): RCA Regeneration Ltd

Address (including postcode):

Telephone number:

Email address:

Please state which part of the draft Neighbourhood Plan (i.e. which section, objective or policy) your representation refers to (please use a separate form for each representation):

Please refer to supporting statement attached.

Please use the space below to make comments on this part of the Neighbourhood Plan.

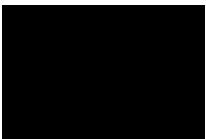
Please refer to supporting statement attached.

Please use a separate form for each representation.

**Future Notification**

Please state whether you would like to be notified of the decision on the Neighbourhood Plan proposal:

Yes  No

Signature..  ..... Date ...26/02/2021.....

Thank you for completing this form.



# REPRESENTATION

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in respect of  
**Hallow Neighbourhood Plan**  
on behalf of  
**Piper Homes**

26 February 2021  
Client Reference: RCA108aj

# QMS

<b>DATE</b>	26/02/2021 16:46:03
<b>FILE LOCATION</b>	C:\Users\VictoriaLane\RCA Regeneration\RCA Share - General\Jobs\P - R\Piper Group (RCA108)\Shoulton Lane, Hallow (RCA108aj)\Reg 16 Neighbourhood Plan

<b>AUTHOR</b>	VL
<b>CHECKED BY</b>	SG

<b>VERSION ISSUED TO</b>	<input type="checkbox"/> Client	<input checked="" type="checkbox"/> LPA	<input type="checkbox"/> Other
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<b>VERSION FOR</b>	<input type="checkbox"/> Checking	<input checked="" type="checkbox"/> Submission	<input type="checkbox"/> Client
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## 1. INTRODUCTION

- 1.1. This is a submission to the Hallow Neighbourhood Plan Regulation 16 consultation, which is subject to consultation until 5pm on Saturday 27<sup>th</sup> February 2021. It is prepared on behalf of Piper Homes (the developer) by RCA Regeneration Ltd (the agent).
- 1.2. We have considered the Neighbourhood Plan as it now stands and have also considered the policies being proposed.
- 1.3. We do not respond to all sections of the Neighbourhood Plan, only those which we currently consider relevant to this particular site.
- 1.4. These views are without prejudice to future submissions, which may be made in relation to the Neighbourhood Plan through Examination.

## 2. REPRESENTATION

2.1. This section provides our comments on the supporting text or proposed policies as follows:

### Hallow NDP Vision 2041

2.2. We would broadly agree with the Hallow NDP Vision 2041 in that it proposes to continue to be a healthy place to live and a place that caters for the needs of all age groups. We agree that housing growth should be managed in sustainable locations within the village, but it should not stifle growth opportunities which are available to the village to help meet the wider needs of the District.

### Hallow NDP Objectives

2.3. We agree with the two housing objectives of the Hallow NDP and that new housing including its scale and phasing of development should meet the needs of the community and provide for a mixture of open market and affordable housing to meet the needs of all age groups in the community. This is a positive step forward and suggests that Hallow is willing to meet its share of housing distribution growth within the District.

### Policy HAL1 – Development of Land Off Greenhill Lane

- 2.4. We note that the single housing allocation within the Hallow NDP is for land off Greenhill Lane for a minimum of 40 dwellings on a site of 2.23 hectares (HAL1/1). This is effectively an extension of the SWDP59zzi for 30 dwellings which was allocated in the 2016 SWDP. An application on site SWDP59zii (19/00561/FUL) was approved on 2<sup>nd</sup> December 2019 for 33 dwellings.
- 2.5. The development at SWDP59zii allows for access through to the plot proposed as HAL1/1 which is one of the requirements of the policy, most likely because of the rural nature of Greenhill Lane not being able to handle traffic generation from development.

### Paragraph 6.3

2.6. Whilst we acknowledge the principles of allocating development within the development boundary of the village of Hallow, there are limited opportunities for doing so. Indeed, the proposed allocation of land off Greenhill Lane currently lies outside the development boundary for the village and so we would question why other sites are not favoured in the HDP such as that at Shoulton Lane, Hallow.

### Paragraph 6.6

2.7. We understand that a Memorandum of Understanding has been signed by the three South Worcestershire Authorities in relation to the allocation of the site at Greenhill Lane in replacement of the SWDPR Preferred Option Site of land south of Tinkers Coppice Farm. Given the growing housing need within the District and the fact that the housing numbers are expressed as a minimum, there is no reason why both sites could not come forward, along with the proposed site at Shoulton Lane, Hallow on behalf of Piper Homes.

### Paragraph 6.9

2.8. Based upon the calculations set out in the HDP, Hallow need to provide an indicative housing figure of 22 dwellings up to 2041. We would reiterate again that this should be expressed as a minimum figure and that to meet the needs of the wider District and South Worcestershire as a



whole, sustainable sites should come forward with the presumption in favour of development in the village.

#### Paragraph 6.12

- 2.9. We agree and acknowledge with the statement put forward in this paragraph in that the housing numbers should be expressed as a minimum and that they may increase as a result of the SWDPR. We acknowledge the HDP as part of meeting this increased housing need is allocating land off Greenhill Lane (HAL1/1) and that the community support this approach. However, we would point out that the site at Greenhill Lane is unlikely to come forward until SWDP59zii is completed due to its requirement to achieve access through this site and construction has not yet commenced having only received planning permission at the end of 2020. Also, the site lies outside the development boundary for the village and we would question the extension of the village eastwards, when there is an equally opportune site at Shoulton Lane, Hallow. Whilst this site also lies outside the development boundary, it would prevent development extending eastwards out of the village and is an opportune site to come forward for development occupying a sustainable location.

#### Paragraph 6.15

- 2.10. We agree with the principle that land outside of the development boundary is classified as open countryside where development will be more strictly controlled. Whilst Shoulton Lane, Hallow lies outside of the development boundary for Hallow, it is immediately adjacent to it and lies behind the Royal Oak Public House SWDP allocation (SWDP59zk).
- 2.11. We feel this site offers the opportunity to be developed for up to 37 dwellings, allowing for an adequate buffer to the gas easement which runs across the site. The site has been put forward to the SWDPR for inclusion. It was previously ruled out of the SHLAA for *“not considered appropriate because the site has a high agricultural land value. Also, potential impact upon the historic environment and SW Cadent Gas Disturb runs through the centre of the site.”*
- 2.12. We attach to this representation the revised indicative layout, which accounts for the ‘buffer’ required for the gas easement, 40% Green Infrastructure provision and a housing mix which reflects the Local Planning Authority’s evidence base.
- 2.13. In terms of the impact on the historic environment, the site does not fall within the setting of a heritage asset, and there is no intervisibility between the nearest listed building (which is currently subject to redevelopment and the new adjacent development) and furthermore, there is no SAM near the site. The site also sits outside of the Conservation Area, so impact upon the historic environment is limited.
- 2.14. With regards to the high agricultural value of the site, the site falls into the grade Good to Moderate or Very Good, much like the rest of the village. It does not fall within the Excellent Best and Most Versatile Category as shown on the extract from Natural England below<sup>1</sup>.
- 2.15. We therefore consider that this site should also be given consideration, alongside Land off Greenhill Lane (HAL1/1) as a potential redevelopment site to meet the wider housing needs of the District through to 2041.

<sup>1</sup> <http://publications.naturalengland.org.uk/publication/130044?category=5954148537204736>

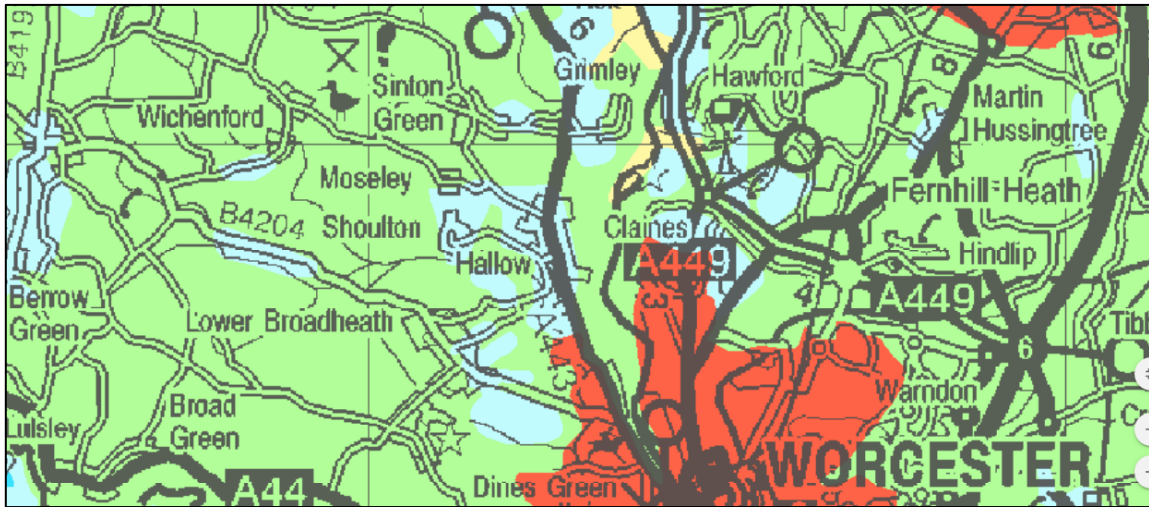


Figure 1 - Extract from Natural England

# APPENDIX A

## INDICATIVE LAYOUT – LAND AT SHOULTON LANE, HALLOW

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NOTES:  
 © COPYRIGHT UMAA ARCHITECTURE LTD. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY. CONTRACTORS TO CHECK CRITICAL DIMENSIONS RELATIVE TO THEIR WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.



**PLAN AS PROPOSED**  
 1:500

**SCHEDULE**

Ref.	Area (ft²)	Area (m²)	HOUSE TYPE	STOREY	TOTAL	TOTAL AREA (ft²)	TOTAL AREA (m²)	Tenure mix%
A	659.0	61.0	2B3P BUNG.	1	6	3954	366	16.2
B	807.0	75.0	2B4P HOUSE	2	18	14526	1350	48.6
C	947.0	88.0	3B5P HOUSE	2	13	12311	1144	35.1
<b>TOTAL UNITS</b>					<b>37</b>	<b>30791</b>	<b>2860</b>	<b>100</b>

<b>CAR PARKING</b>	74	200%
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**SITE AREA SUMMARY**

Total units	37
Gross site area (Acres)	3.70
Undeveloped area (Acres) - POS, Gas Easement and single sided roads	1.58
Net site Developed area (Acres)	2.12
Total gross coverage area (ft²)	30791
Site net Density (units/ Acre)	17.45
Site net coverage (ft²/Acre)	14524.06

**KEY**

- SITE BOUNDARY
- PROPOSED NEW TREES
- 4.8m ROADWAY WITH 2m FOOTWAYS
- SHARED SURFACE / PRIVATE DRIVE
- 30m GAS EASEMENT
- EXISTING TREES AND HEDGEROWS TO BE PROTECTED AND RETAINED

REV	DATE	DESCRIPTION	DRAWN	CHECKED
0	22.08.19	FIRST ISSUE	ZK	ZK
A	02.10.19	LAYOUT AMENDED AS PER CLIENT MARK UP	ZK	ZK
B	09.10.19	LAYOUT AMENDED AS PER CLIENT REQUEST	ZK	ZK



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PROJECT  
 PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS  
 SHOULTON LANE  
 HALLOW  
 WORCESTER

DRAWING TITLE  
 FEASIBILITY SCHEME  
 PLAN AS PROPOSED

DRAWING NO. 01016 . SK01      REVISION B      DRAWING STATUS FEASIBILITY

SCALE 1:500      SHEET SIZE A2      DATE 22.08.19

INDICATIVE SCALE IN METRES      DRAWING NORTH

- LAYOUT SUBJECT TO:**
- Topographical survey
  - Utilities survey
  - Engineering feedback
  - Planning feedback