



# Hallow

## Neighbourhood Development Plan

**Referendum Version**

**June 2021**

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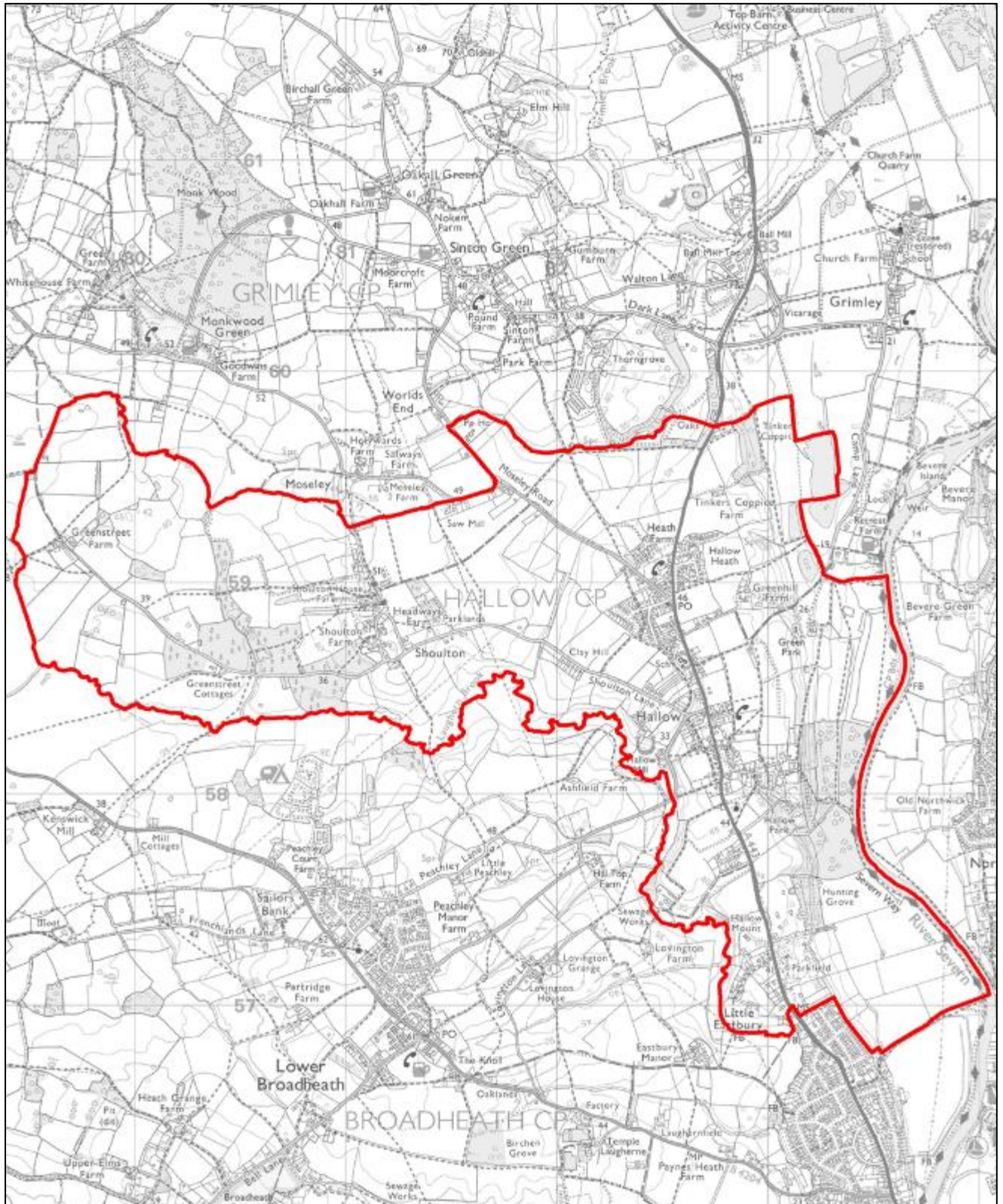
Worcestershire County Council NDP policy unit.

And finally, Kirkwells planning consultants and Michael Wellock without whom we could not have progressed our plan, and to David Clarke, Malvern Hills District Council for advice and infinite patience.

Hallow NDP was supported by Locality Funding.



**Map 1. Hallow Designated Neighbourhood Area** © Crown copyright and database rights [2021]  
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Map 2. The Neighbourhood Area within Worcestershire





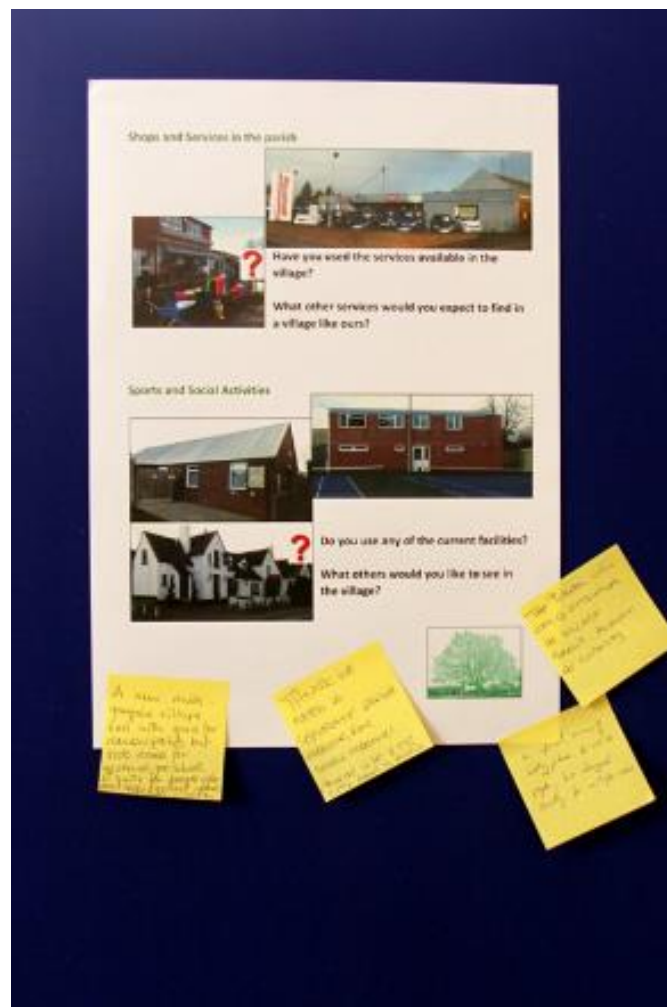
# **1.0 Introduction and Background**

## Neighbourhood Planning

- 1.1 Hallow Parish Council has the power to prepare a statutory neighbourhood development plan (NDP). NDPs can be used by local people to help shape development in their area. This is because planning applications are determined in accordance with the development plan (including NDPs) unless material considerations indicate otherwise.

## Neighbourhood Plan Process and Preparation

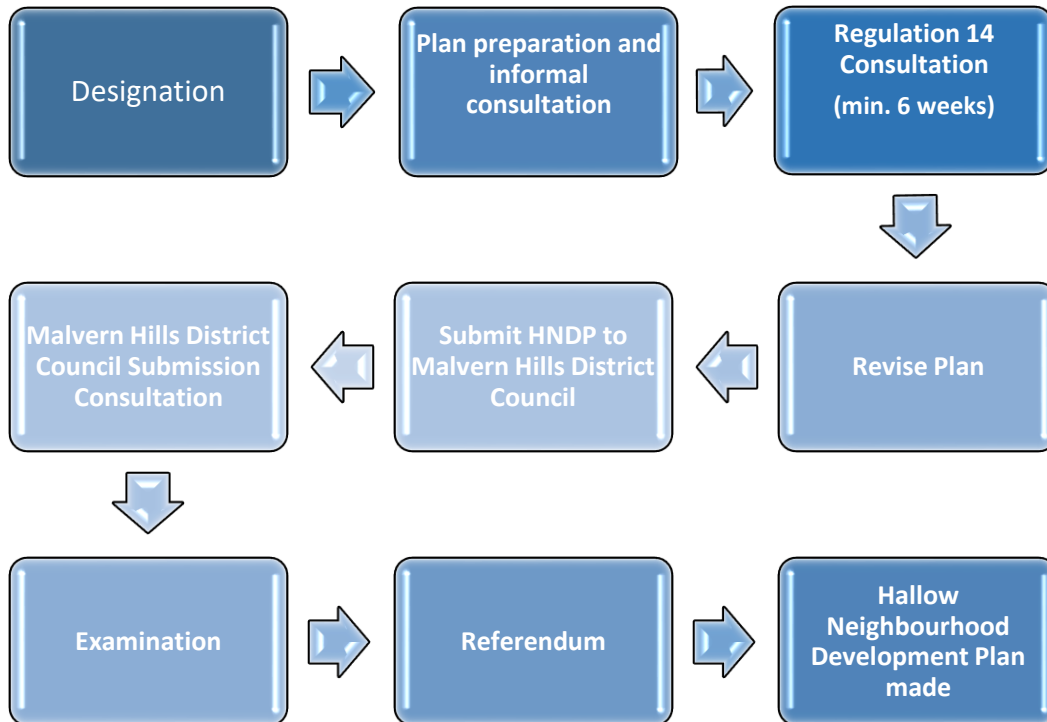
- 1.2 The preparation of the HNBP must follow a process set by government (Figure 1). The first stage in the process is designation and Hallow parish was designated as a neighbourhood area on 14<sup>th</sup> July 2017. The designated Neighbourhood Area is shown on Map 1.
- 1.3 To progress the HNBP through the process, a steering group, comprising parish councillors and local residents was established. Following earlier surveys and consultations the, including the formal “Regulation 14” consultation, the HNBP is now published for the Submission consultation.



Community consultation



**Figure 1. Neighbourhood Plan Preparation Process**



1.4 The Hallow Neighbourhood Development Plan has been prepared following a series of earlier community engagement and consultation activities, these include:

Date	Activity
<b>March/April 2017 – Focus Groups</b>	Three focus groups were held with a wide range of residents to establish key issues for Hallow and the level of support for Hallow preparing a Neighbourhood Development Plan. The focus groups also assisted in recruiting a cross section of residents for the HNDP Steering Group.
<b>April 2017 – Public Meeting</b>	NDP presentation to village and Hallow Parish Council (HPC) by NDP Lead Officer from Malvern Hills District Council.
<b>June 2017 – Parish Council meeting</b>	HPC agree to commence preparation of an NDP.
<b>November 2017 – Walkabout</b>	A Parish Walkabout to survey the built environment using the ‘My Place Matters Toolkit’ by 26 volunteers from across the village, with the assistance of Hallow History Group.
<b>February- March 2018 – Public Information Events</b>	Five Public Information Events on key issues to establish general village views and to establish key areas for the community questionnaire to cover, with a total of 228 villagers attending.

Date	Activity
<b>April 2018 - Walkabout</b>	Second Parish Walkabout to survey important views and local green spaces (using NPPF criteria), by 24 volunteers from across the village.
<b>June 2018 – Community Survey</b>	Community Survey with 390 completed responses out of 558 delivered or requested. Forms completed per household, for those aged 16 or over, representing a 63% completion rate.
<b>June 2018 - Business Survey</b>	43 businesses contacted, including farms, retail outlets, and a wide range of commercial and community services. A total of 15 responses were received, representing a 35% completion rate.
<b>June 2018- Hallow Country Fayre.</b>	Stall at Hallow Country Fayre, June 2018.
<b>September-October 2018 - Public Information Events</b>	Four Public Information Events on results of surveys and draft vision and policies published with a total of 111 residents attending.
<b>October 2018 – Young people’s focus group</b>	Focus group with young people aged between 8 and 13, Hallow Scout Hut.
<b>Autumn 2018- Hallow C of E Primary School</b>	Classroom discussion Hallow C of E Primary School, autumn term, 2018.
<b>May 2019 Annual Parish Meeting</b>	Presentation to Annual Parish Meeting.
<b>October/November 2019</b>	Consultation on housing site options.
<b>June/August 2020</b>	Regulation 14 consultation
<b>December 2020</b>	Regulation 15 submission to MHDC
<b>January/February 2021</b>	Regulation 16 consultation
<b>March/April 2021</b>	Examination

1.5 In addition to these events and activities regular updates were provided to those interested in the HNDP through:

- Monthly updates in the Parish Magazine and monthly progress reports to meetings of the Parish Council.
- Updates on the Hallow Neighbourhood Development Plan website since January 2018, including Steering Group agendas and minutes: <http://hallowndp.co.uk/>;
- Updates in the Hallow School newsletter; and
- By placing updates, agendas and minutes on Hallow Village Community Group notice board and Hallow Parish notice board.

1.6 The Examiner’s Report, published in April 2021, concluded that, subject to recommended modifications, the HNDP meets the Basic Conditions and can proceed to referendum. The local referendum will be held in Hallow on 24th June 2021. If the majority of those who vote in the referendum (more than 50%) do so in favour of the NDP then it must be made (brought into legal

effect) by Malvern Hills District Council. The HNDP and supporting documents can be found at:

<https://www.malvern hills.gov.uk/planning/planning-policy/neighbourhood-planning/hallow-neighbourhood-plan>

## **2.0 Parish Portrait and Key Issues**



## The Neighbourhood Area

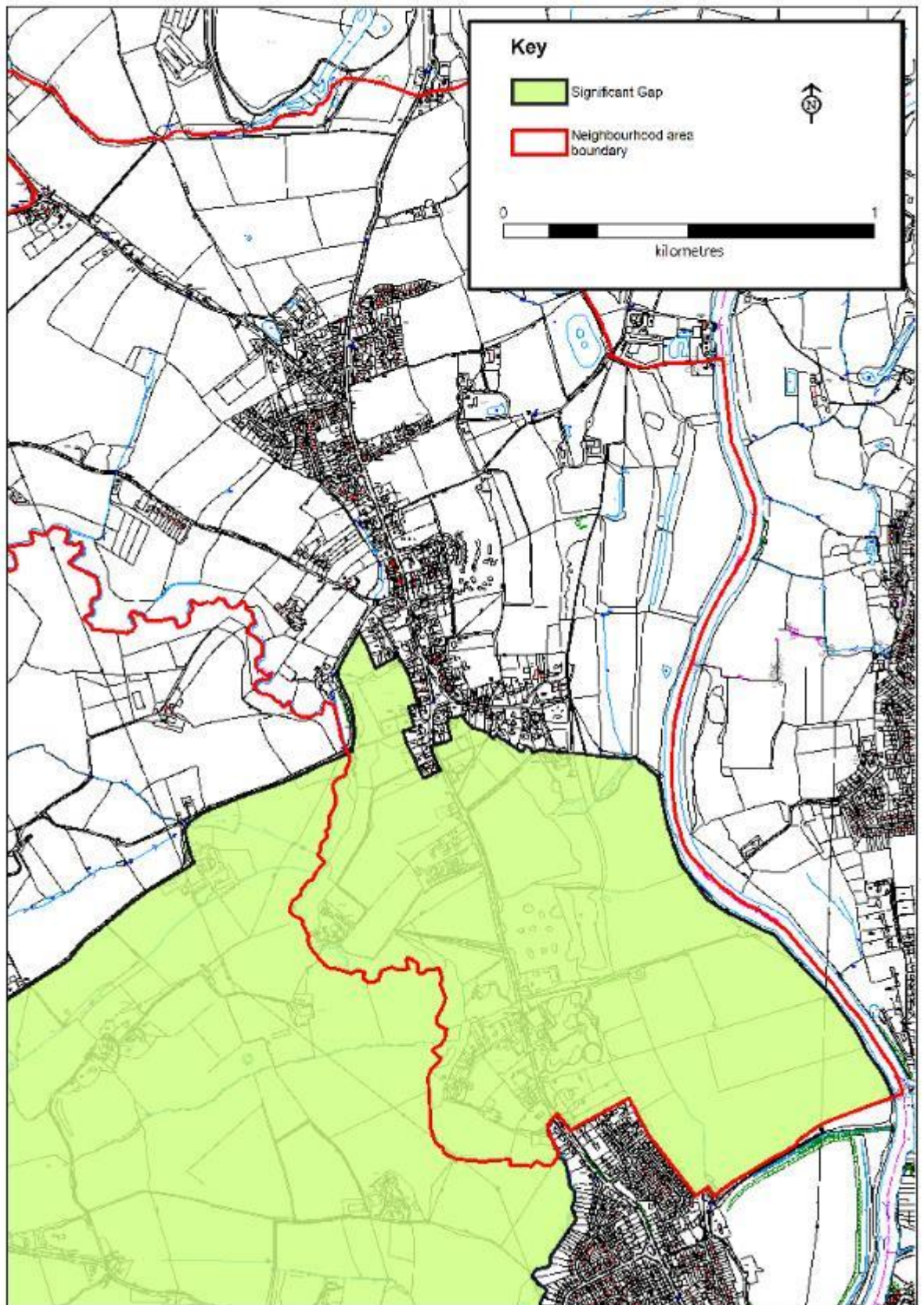
- 2.1 Hallow parish comprises of the village of Hallow. the smaller settlements of Shoulton and Little Eastbury/Parkfield and the surrounding countryside. Hallow village has a shop, Post Office, two car showrooms, a pub (The Crown Inn) and a primary school. Residents of the village also benefit from a range of community and recreation facilities that help to support a wide range of sports, clubs, and general community life. The Elgar Business Centre is located to the north west of the village and other offices are sited at Hallow Park.



*Hallow Primary School*

- 2.2 The neighbourhood area covers 643 hectares and is situated on the north west boundary of Worcester city (Map 2). Farmland surrounds the settlements and to the east is the River Severn and its floodplain. The southern administrative boundary of the neighbourhood area abuts Worcester city, but separating Hallow village and the city are landed estates and fields. Planning policy in the South Worcestershire Development Plan (SWDP) identifies this area as a Significant Gap (Map 3). The purpose of the Significant Gap is to maintain a clear separation between smaller settlements, such as Hallow and the urban area of Worcester.

**Map 3. Significant Gap** © Crown copyright and database rights [2020] Ordnance Survey 100055940  
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## Hallow Village

- 2.3 Hallow is a linear settlement running on both sides of the A443 Tenbury Road that runs from Worcester city to Tenbury Wells. The A443 follows the line of a north to south ridge. The ridge is surrounded by ‘attractive open countryside’ bounded by the River Severn to the east and the Laugherne Brook to the south west. To the north there is gently undulating pasture and agricultural land.<sup>1 2</sup> The two spires of the school (to the north) and church (to the south) are prominent features on the local skyline, other buildings and housing sit within, rather than dominate the landscape, and this includes the more recent development.
- 2.4 The geographic form of the ridge has constrained development within Hallow and produced the largely linear development discernible today. This pattern of development is, in turn, reflected and reinforced by the development boundary for Hallow (Map 4) that is contained in the adopted South Worcestershire Development Plan.
- 2.5 The neighbourhood area’s other settlements are the hamlets of Shoulton and Little Eastbury/Parkfield. Shoulton was, historically, a largely agricultural settlement and still includes working farms and converted traditional farm buildings. Spindlewood, an area of mixed woodland crossed by Public Rights of Way, is a valuable amenity for local residents and visitors.
- 2.6 Little Eastbury/Parkfield, at the southern approach to Hallow from the city, has distinctive walled and railed landed estates, providing the setting for large properties (some Grade II listed) with mature trees lining the A443. The Significant Gap continues with open pasture to the west and east of the A443, until this meets the southern edge of Hallow village and the Conservation Area.

## People

- 2.7 At the time of the 2011 Census, the neighbourhood area had a population of 1,219 residents, living in 532 households (Figure 2). This was a 4% increase from 2001 (1,173 residents); and a 55% increase from 1991 when the neighbourhood area had 670 residents (see also Malvern Hills District Council (MHDC) profile of Hallow, 2014)<sup>3</sup>.

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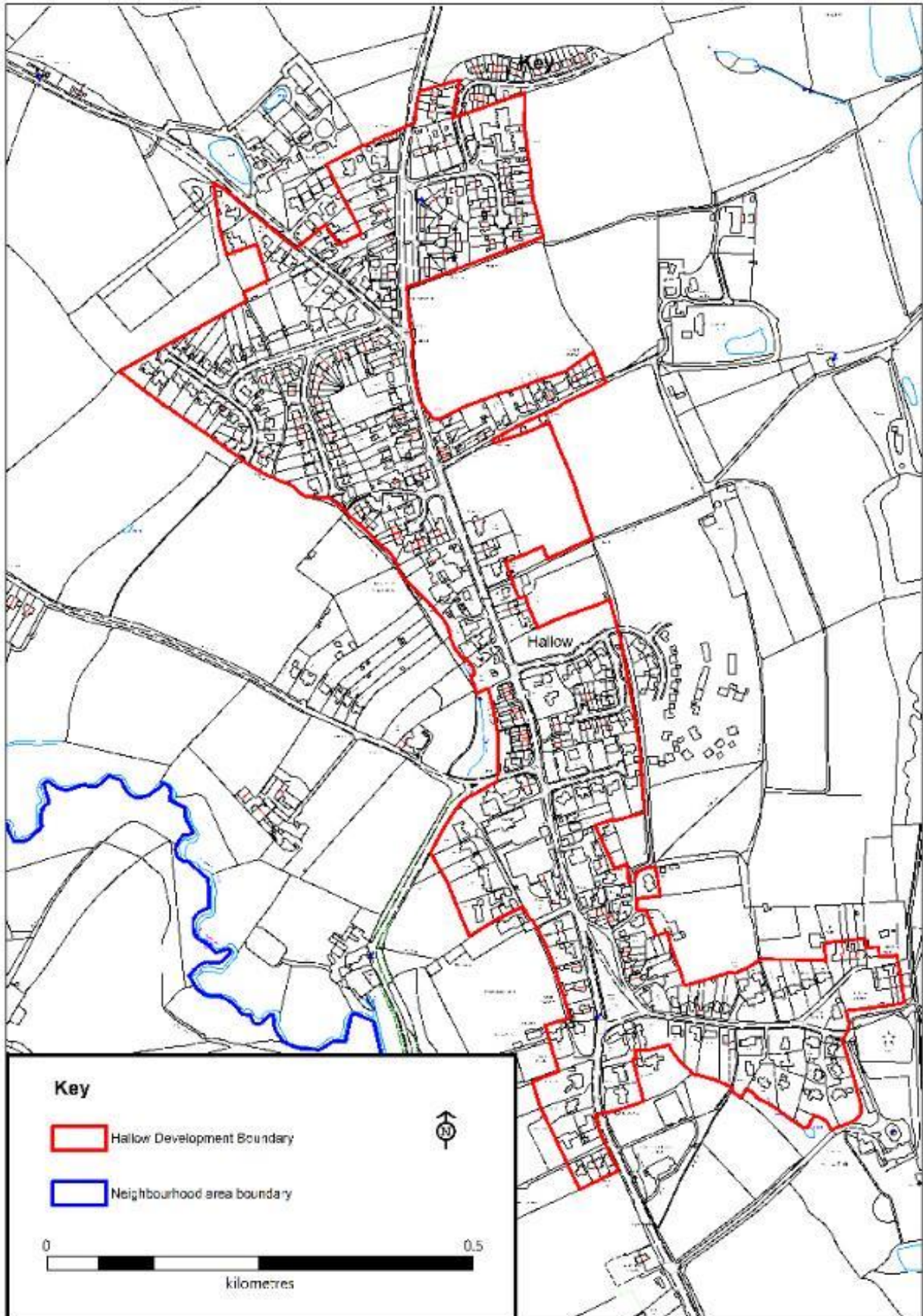
<sup>1</sup> Hallow: Conservation Area Appraisal and Management Report, 2009. Malvern Hills District Council. <https://www.malvern hills.gov.uk/documents/10558/125552/mhc-planning-hallowadopted.pdf/e9b496a5-32c9-47b7-8483-8fa8e76e8538>

<sup>2</sup> GB Historical GIS / University of Portsmouth History of Hallow, in Malvern Hills and Worcestershire | Map and description, *A Vision of Britain through Time*. URL: <http://www.visionofbritain.org.uk/place/9891>; accessed October 23, 2018.

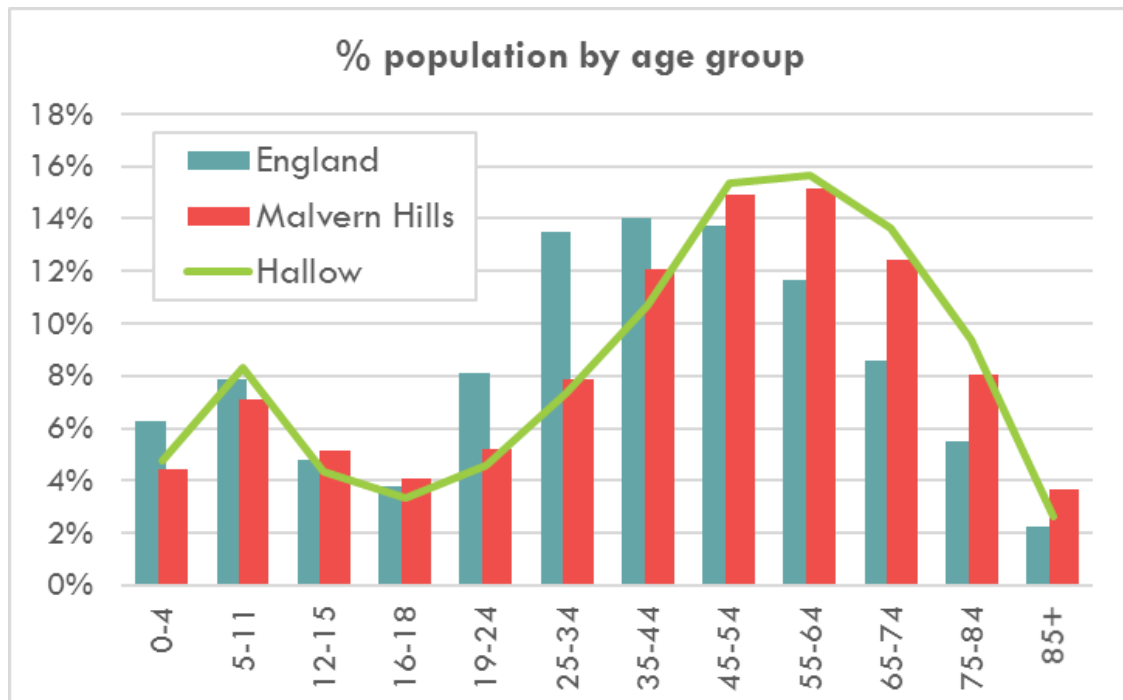
<sup>3</sup> <https://www.malvern hills.gov.uk/documents/10558/3228718/Hallow+PP.pdf/c7ee6845-1134-47ea-899b-afefc5f699b8>



**Map 4. Development Boundary** © Crown copyright and database rights [2020] Ordnance Survey 100055940 Hallow Parish Council (Licensee) License number 100050758.



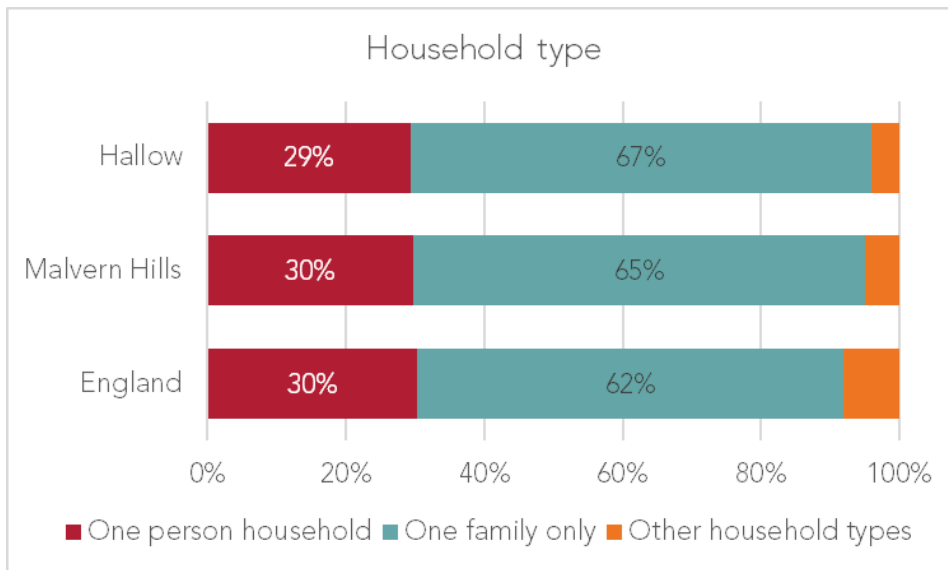
**Figure 2. 2011 Population by Age Group** (Source: 2011 Census)



- 2.8 To provide more up to date information to support the work on the HNDDP a *Community Survey*<sup>4</sup> was carried out in June 2018. This identified 591 households in the area, 59 more than in 2011, a further 11% increase.
- 2.9 The 2011 Census shows that the population of the neighbourhood area had a similar age structure to that of residents across Malvern Hills District, but an older population than England (Figure 2).
- 2.10 Two-thirds of households (67%) in Hallow consist of a single family and just under a third (29 %) are one-person households (Figure 3), similar to that for Malvern Hills District and England. 25% of households have dependent children and 10% have grown-up (non-dependent) children living at home, again a similar proportion as Malvern Hills District. 14% of households are families aged 65 and over and 18% are lone pensioner households, both figures higher than across the District and England. A slightly smaller proportion of households are lone parents (7%) compared to Malvern Hills (8%) and England (11%). 36% of households have married couples and 9% have cohabiting couples.

<sup>4</sup> Hallow NDP Community Survey Report, Data Orchard (2018) <http://hallowndp.co.uk/wp-content/uploads/2018/09/Hallow-NDP-Community-Survey-Report-Issue-1.0-FINAL.pdf>

**Figure 3. 2011 Household Type** (source: 2011 Census)



3

- 2.11 Of those of working age, 66% were economically active, including 2% unemployed. Only 3% of the workforce were employed in agriculture, with the largest groups being employed in the wholesale, retail, and motor trade (20%), human health and social work activities (13%) and education (11%).

### Health and Wellbeing

- 2.12 Generally, people in Hallow consider themselves to be in good health, 82% felt they had very good/good health, but 18% felt themselves to have a limiting long-term illness (Table 1). One of the key issues facing the area, like many areas in the UK, is the area's ageing population. Planning can help to prevent and mitigate health issues, some more prevalent in older people, by creating opportunities for active lifestyles: e.g., use of open space and recreation facilities; improving access to services and facilities and places to meet; and by improving road safety and air quality. The promotion of better health and wellbeing and a high quality of life is embedded into the policies of the HNPD.



**Table 1. Health** (source: 2011 Census)

Health and Provision of Unpaid Care	Hallow		Malvern Hills	England
All Usual Residents	count	%	%	%
Residents who said their health was:				
<b>Very good/Good</b>	996	82%	81%	81%
<b>Fair</b>	168	14%	14%	13%
<b>Bad/Very bad</b>	55	5%	5%	5%
Residents with limiting long term illness:				
<b>all ages</b>	220	18%	20%	18%
<b>daily activities limited a little</b>	125	10%	11%	9%
<b>daily activities limited a lot</b>	95	8%	9%	8%
<b>aged 16 to 64</b>	78	6%	7%	8%
<b>daily activities limited a little</b>	47	4%	4%	5%
<b>daily activities limited a lot</b>	31	3%	3%	4%
Residents who provide unpaid care for:	152	12%	13%	10%
<b>1 to 19 Hours a Week</b>	101	8%	9%	7%
<b>20 to 49 Hours a Week</b>	15	1%	1%	1%
<b>50 or More Hours a Week</b>	36	3%	2%	2%

## Housing

- 2.13 The 2011 Census identifies 88% of the accommodation in Hallow as houses and bungalows (District 85%, England 77%). 67% of homes in Hallow have three bedrooms or more, the same proportion as for Malvern Hills, but greater than the 60% in England.
- 2.14 Since 2016, and the adoption of the SWDP, planning permission has been granted for 98 new dwellings, with a planning application for a further 33 pending – 131 dwellings. More than the planned for figure of 93 new dwellings set out in the 4 SWDP allocated housing sites. New housing built since 2011 has been in the form of houses or bungalows, with the majority being 3-4-bedroom houses. The majority of this development has been in the northern parts of Hallow village, probably a reflection of the success of strategic planning policy that seeks to preserve the Significant Gap to the south of the village.
- 2.15 At time of the 2011 Census 73% of households in Hallow were owner-occupiers, including the 47% of households who owned their home outright – higher than Malvern Hills (42%) and nationally (31%). There were nine households living in shared ownership properties at the time of the 2011 Census. One in six households lived in socially rented properties, slightly

higher than in Malvern Hills. The area has a higher proportion of houses in the higher Council Tax bands than the District as a whole.<sup>5</sup>

### **Transport and travel**

- 2.16 The *Community Survey* identified that of those working, 21% of respondents work within 20 miles of home; 16% work within 5 miles of home; and 9% of residents work from home<sup>6</sup>, the latter figure slightly higher than that from the 6% in the 2011 Census. Despite this reasonable proximity for some residents to their place of work, Hallow has relatively poor public transport links. Bus services are limited, providing travel to and from Worcester and to a limited extent to Kidderminster and Tenbury, with no services outside of peak times. There is a lack of dedicated cycle lanes and off-road cycling facilities. This means that car use in the neighbourhood area remains high: 74% of Hallow residents in employment travel to work by car, compared with 68.9% for Malvern Hills District (Source: 2011 Census).
- 2.17 Traffic volumes, speeding and car parking are significant concerns for residents (*Community Survey 2018*). The recent addition of a lit pedestrian crossing on the A443 aids safer crossing to the primary school, shop, and other facilities.
- 2.18 Access to key services such as doctors' surgeries in west Worcester, Ombersley or Witley, and to Worcester Royal Hospital is very difficult by public transport. This particularly impacts on older residents and others without access to a car. These views are supported by the findings of the Worcestershire County Council *Overview and Scrutiny Report Bus and Community Transport Provision, December 2018*. This report recognised that it was 'vital to have a baseline, daily timetabled service between larger villages', such as Hallow, this report also found a 'widespread lack of services in the evenings and Sundays', and 'loss of off-peak services, and services finishing too early in the day.' All features relevant to the public transport serving Hallow.<sup>7</sup>

### **Employment, Commerce, and Industry**

- 2.19 Some 43 businesses were identified as operating in Hallow in the *Business Survey*<sup>8</sup> including farms, retail outlets, and a wide range of commercial and community services.

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<sup>5</sup> <https://www.malvernhillsgov.uk/documents/10558/3228718/Hallow+PP.pdf/c7ee6845-1134-47ea-899b-afefc5f699b8>

<sup>6</sup> N= 390. 558 paper surveys were delivered to households (out of 591 household addresses) and an additional 8 paper copies were requested by individuals. 354 of these were filled in and returned (63 % of those delivered or requested). An additional 36 chose to complete the survey online giving a total response of 390. This represents 39 % of the population aged 16 and over who completed a survey (1,007 residents at the 2011 Census).

<sup>7</sup> <https://worcestershireintranet.moderngov.co.uk/ieListDocuments.aspx?CId=131&MId=2163&Ver=4>

<sup>8</sup> From the MHDC data base and local knowledge <https://www.malvernhillsgov.uk/business-rates-datasets>

- 2.20 The 2011 Census occupational profile of Hallow residents was similar to that for Malvern Hills District, with 20% being in 'professional' occupations and one in seven in 'managerial' and 'skilled trade' occupations. Compared to national figures there are more residents in 'managerial', 'professional' and 'skilled trade' occupations and fewer in 'administrative and secretarial' and 'process, plant and machine operative' occupations. The *2018 Community Survey* identified that a large proportion of respondents to the survey were not working (46 %), largely attributable to the older age profile of Hallow.

### **Landscape and Ecology**

- 2.21 The *Landscape Character Assessment Supplementary Guidance (2012)* completed by Worcestershire County Council categorised the greater part of the neighbourhood area as 'principal timbered farmlands', with those areas nearer the River Severn being 'settled farmlands on river terraces' and 'riverside meadows'<sup>9</sup>. These areas are shown on Map 11 of the HNNDP. The *Worcestershire Green Infrastructure Strategy 2013-18* identified Hallow as an area where green infrastructure should be protected and improved.
- 2.22 The biodiversity assets of the neighbourhood area include parts of two Local Wildlife Sites – Laugherne Brook and River Severn; and two Grassland Inventory Sites (Margate Farm Meadows and Hallow Meadows). The area also includes a number of protected and notable species, see Maps 9, 10 and 14-16 of the HNNDP.



*Parkland to the North of Parkfield*





*Spire of St Philip and St James Church is a significant landmark.*

### **Built Heritage**

- 2.23 Hallow has 21 statutory Listed Buildings (Appendix 1) these include the church, school, and farmsteads.
- 2.24 The Church of St. Philip and St. James, built in 1869, has a significant spire forming a dominant feature on the skyline of Hallow, particularly when entering the village from Sinton Green and Broadheath. The Church is a visible focal point for the village and Conservation Area and can be seen from miles around.





*View of Hallow Church from the South*

- 2.25 Hallow School is a Grade II listed building and has been part of the village for over 300 years. Again, the spire of the school is a dominant feature in the local landscape and forms a second important visual landmark for Hallow. The church and school spires bookend Main Street.
- 2.26 In addition to designated heritage assets, there are a number of non-designated heritage assets in the neighbourhood area. Many of these are identified in the Worcestershire County Council's Heritage *Environment Record* (HER), MHDC's *Hallow Conservation Area Appraisal and Management Strategy*<sup>10</sup>. This work is supplemented by the work of Hallow History Group.

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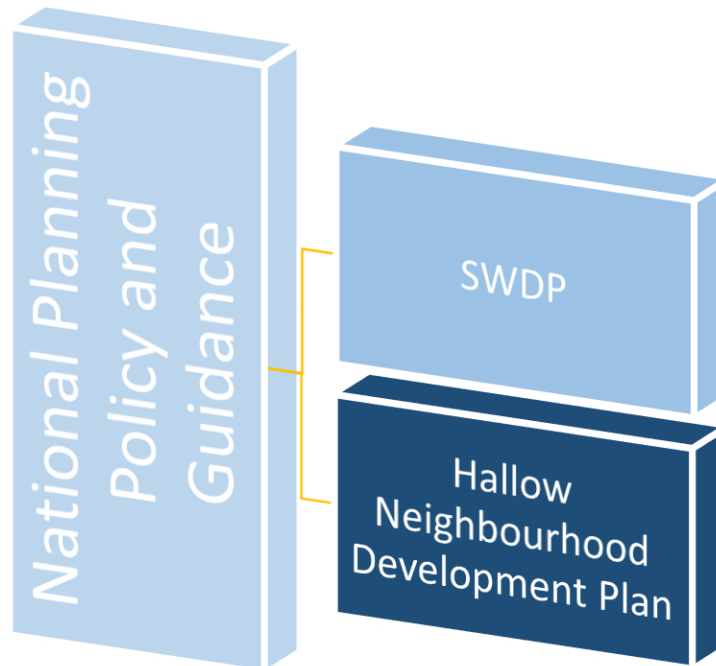
<sup>10</sup> <https://www.malvern hills.gov.uk/documents/10558/125552/mhc-planning-hallowadopted.pdf/e9b496a5-32c9-47b7-8483-8fa8e76e8538>; accessed 4/12/18.

## **3.0 Planning Policy Context**

## National and Strategic Planning Policy

- 3.1 NDPs must have regard to national policies and advice and be in general conformity with the strategic policies of the development plan for the area (Figure 4), in this case the South Worcestershire Development Plan (SWDP). It is therefore important that HNDP policies reflect this higher-level planning policy framework.

**Figure 4. Relationship of the HNDP, national policy and guidance and the SWDP**



## National Planning Policy and Guidance

- 3.2 National planning policy is set out in the revised National Planning Policy Framework (NPPF)<sup>11</sup> published in February 2019. The NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 3.3 The NPPF sets out the scope of policies that can be used in NDPs. These can be “more detailed policies for specific areas, neighbourhoods or types of development” (paragraph 28), this can include “allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.” More specifically for neighbourhood plans the NPPF states:

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<sup>11</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

*“29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct, and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.*

*30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.”*

- 3.4 The HNDP has also been prepared by taking into account guidance in the National Planning Practice Guide (<https://www.gov.uk/government/collections/planning-practice-guidance>).

### **Strategic Planning Policy**

#### South Worcestershire Development Plan

- 3.5 Following its adoption in February 2016, the South Worcestershire Development Plan (SWDP)<sup>12</sup> provides the local strategic planning context for the HNDP (Map 5). This shows the land use designations relevant to Hallow village: 4 allocated housing sites, development boundary, conservation area, protected open space and significant gap.



*Significant Gap with Worcester Cathedral in long distance view*

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<sup>12</sup> <http://www.swdevelopmentplan.org/>



- 3.6 The HNDP has been prepared to be in general conformity with the strategic policies of the SWDP and aims to supplement the SWDP by:
- Providing a vision for the future of the parish. This is a broader community-based perspective than one relating simply to the development and use of land.
  - Setting out planning policies that are additional or supplementary to those in the SWDP. These will be used to help determine planning applications in Hallow.
- 3.7 The SWDP sets planning policy, subsequently the development at SWDP59/5, land north of Orchard Close, that had been a 1.55-hectare site, with an envisaged 40 new dwellings, became part of a larger site of 5.11 hectares, granted planning permission (planning approval 18/00851/FUL) in November 2018. 65 new dwellings have been built on this site. This extended part of SWDP59/5 will remain outside the Development Boundary until this is reviewed (Map 6).

#### South Worcestershire Development Plan Review (SWDPR)

- 3.8 The South Worcestershire Councils (Malvern Hills, Worcester City and Wychavon) have commenced a review of the SWDP (SWDPR). This is in line with national requirements that local plans should be updated every five years. A revised SWDP is required by 2021. The SWDPR will provide an updated plan period to the year 2041. The SWDPR has been through a Preferred Option consultation<sup>13</sup>. The HNDP has been prepared to take account of the SWDPR and its evidence base, this is in line with national planning guidance. One issue that will be left to the SWDPR is the identification of any changes necessary to the Hallow Development Boundary.

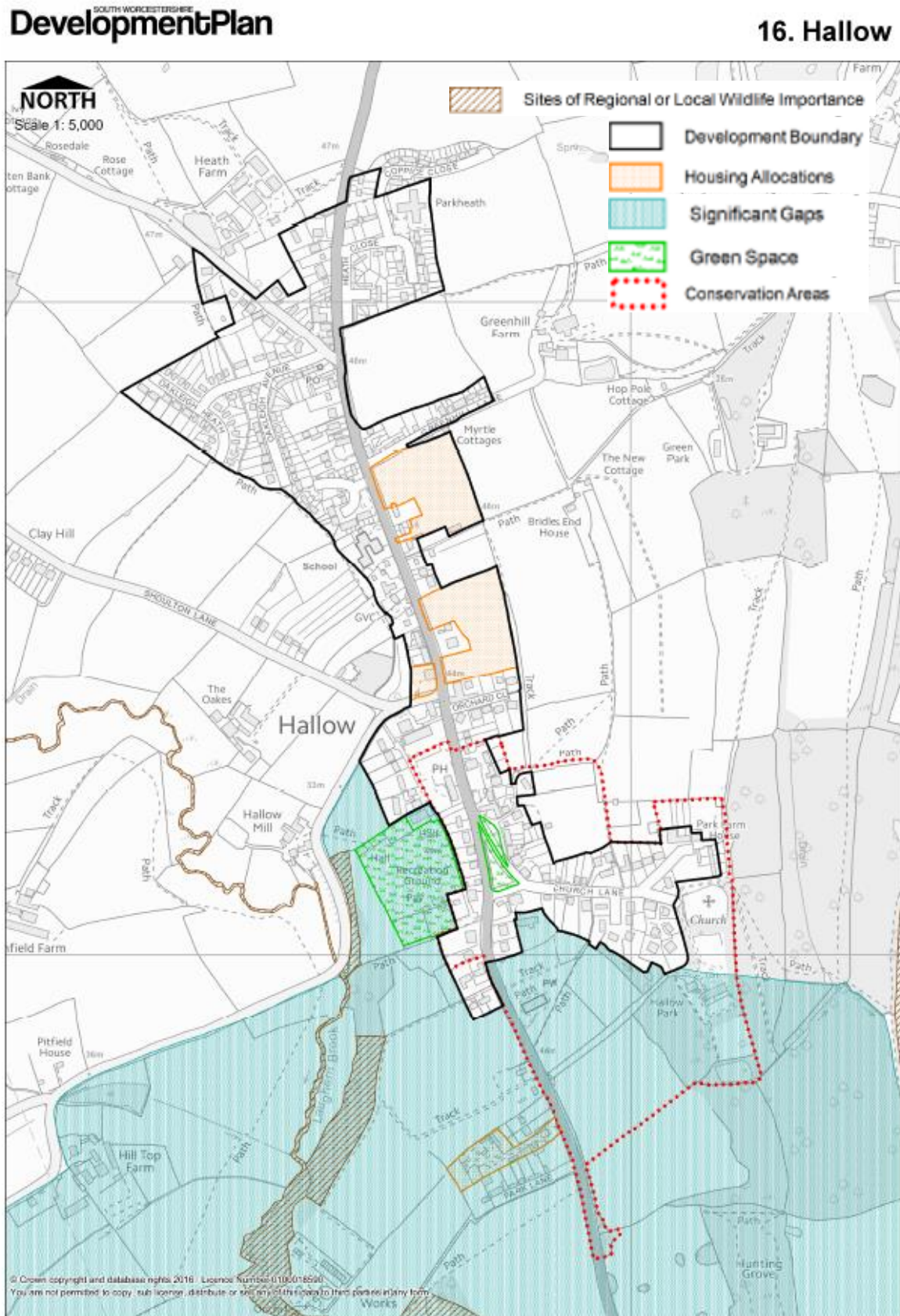
#### **Strategic Environmental Assessment/Habitat Regulations Assessment**

- 3.9 The HNDP must be screened for the purposes of Strategic Environmental Assessment (SEA)/Habitat Regulations Assessment. These screenings undertaken by MHDC and consulted upon with the relevant statutory bodies have concluded there is no need for a full SEA or Appropriate Assessment. Copies of the screenings are available on the Hallow Neighbourhood Plan website <https://hallowndp.co.uk/> and Malvern Hills District Council website at <https://www.malvern hills.gov.uk/planning/planning-policy/neighbourhood-planning/hallow-neighbourhood-plan>

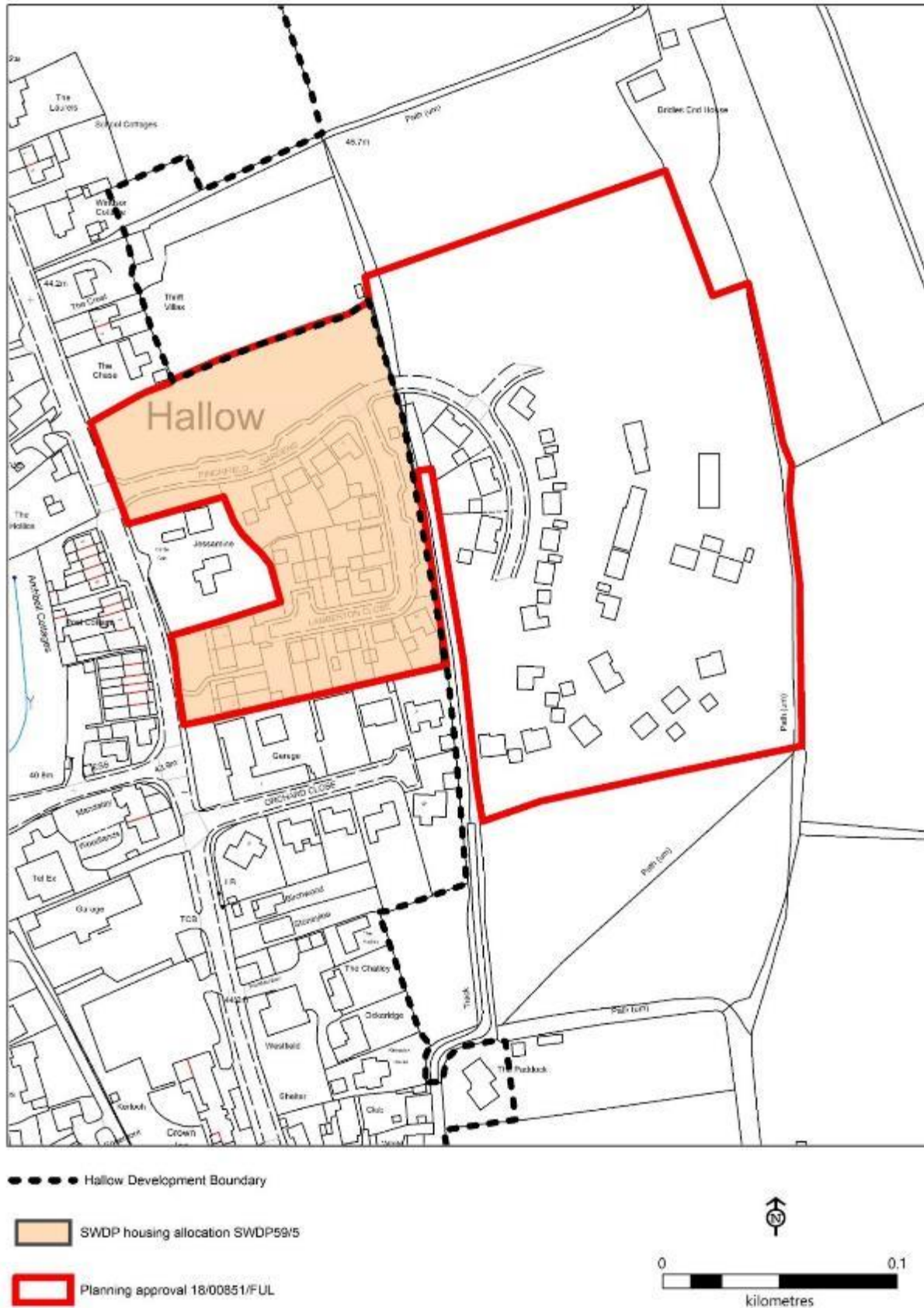
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<sup>13</sup> [https://www.swdevelopmentplan.org/?page\\_id=13748](https://www.swdevelopmentplan.org/?page_id=13748)

Map 5. Adopted SWDP Strategic Planning Context Source: SWDP



**Map 6. Orchard Close, SWDP Allocation and Final Planning Approval** © Crown copyright and database rights [2020] Ordnance Survey 100055940 Hallow Parish Council (Licensee) License number 100050758.



## **4.0 Hallow Vision and Objectives**



## Hallow NDP Vision 2041

Hallow will continue to be an attractive, healthy place to live, a place that caters for the needs of all age groups. The HNDP will do this by:

- Helping to manage housing growth, so that it meets the needs of local people.
- Protecting and improving valued services and facilities.
- Preserving and enhancing Hallow's built and natural environment.

4.1 The Hallow NDP vision 2041 sets out the community's ambition for the parish in 20 years' time. In the *Community Survey*, respondents generally agreed with the Draft Vision Statement:

- **78% of respondents entirely agreed with the Draft Vision Statement.**
- **15% said they partly agreed.**
- **7% did not agree or had no opinion.**

Why Vision 2041? The HNDP must be in general conformity with strategic planning policy for the area. This is set out in the South Worcestershire Development Plan (SWDP). The SWDP is currently being reviewed and will cover the period up to 2041 – the HNDP therefore plans for the same time period.

### Neighbourhood Plan Objectives

4.2 In order to achieve the Hallow NDP Vision 2041 a set of objectives have been defined for the HNDP:

## Hallow NDP Objectives

### Housing

**OBJECTIVE 1 - To promote managed, sustainable housing growth within the development boundary for Hallow village and on allocated sites. This housing will:**

- a) provide a mixture of open market and affordable housing that meets the needs of all age groups; and**
- b) meet the affordable housing needs of people with defined local connections.**

**OBJECTIVE 2 - The scale and phasing of development should meet the needs of the local community and enable new residents to be accommodated into the community.**

**Rural Character**

**OBJECTIVE 3 - To protect and enhance the rural character of Hallow village, Shoulton, Little Eastbury/Parkfield within an open landscape of fields, woodlands, and riverside meadows.**

**Community and Recreation Facilities**

**OBJECTIVE 4 - To provide a healthy and stimulating community life for all the people in the area by protecting and enhancing community and recreation facilities.**

**Built Environment**

**OBJECTIVE 5 – To conserve and enhance the built heritage of the area, including the Conservation Area, designated and non-designated heritage assets and archaeology.**

**Transport**

**OBJECTIVE 6 - To maintain and enhance public rights of way and other routes.**

**OBJECTIVE 7 – To improve infrastructure and a mix of land uses that promote more active, healthy forms of travel (walking and cycling) and improved public transport so that Hallow residents have less need to use private motor vehicles.**

**Utilities**

**OBJECTIVE 8 - To support improvements to local public services and infrastructure and to facilitate access to both high speed broadband and reliable mobile-phone coverage.**



## **5.0 Hallow Neighbourhood Development Plan Policies**



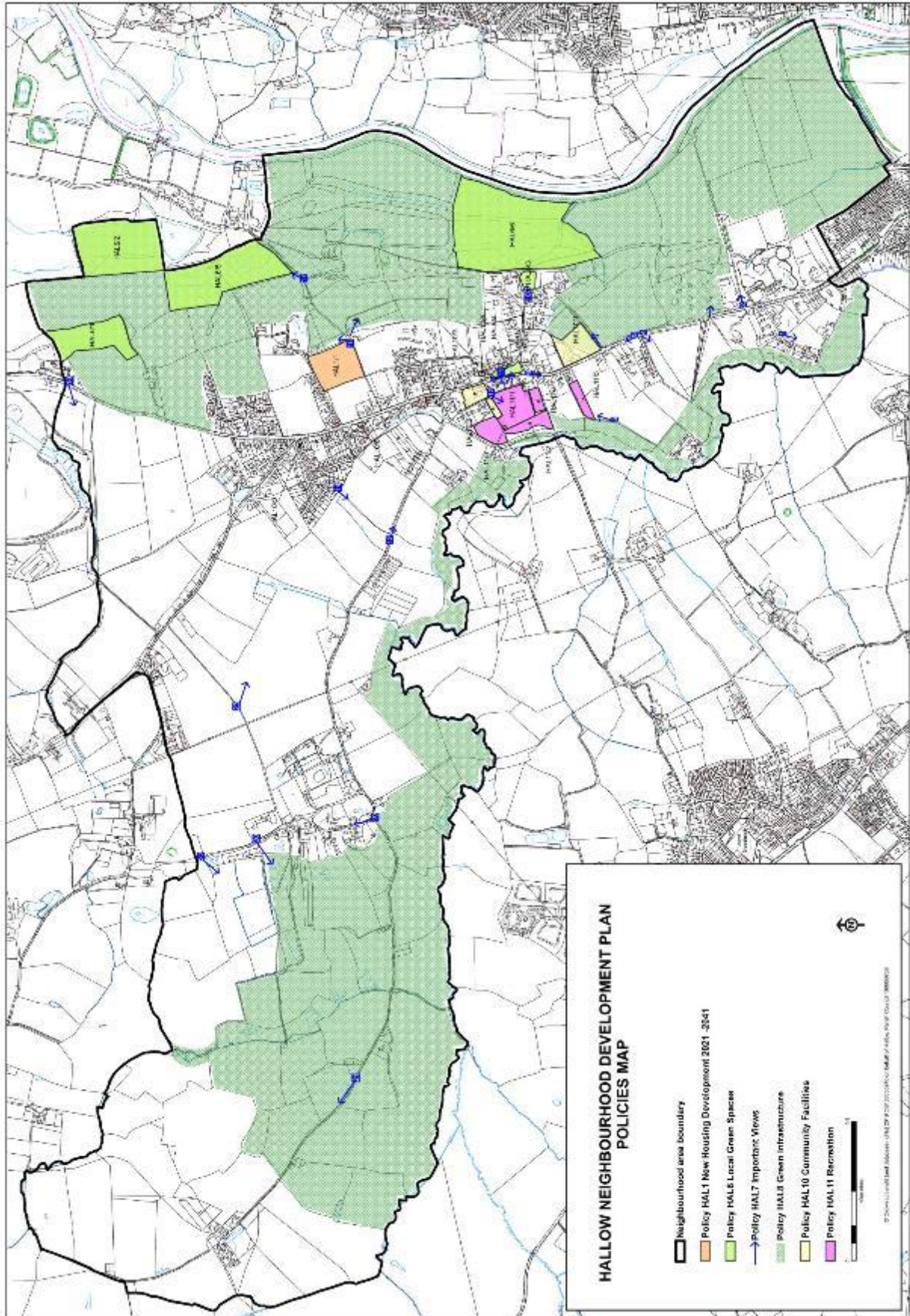
## **Introduction**

- 5.1 The following sections (6 to 10) of the HNDP set out the NDPs planning policies. This is the real heart of the HNDP. Each policy is set out under the corresponding HNDP objective and is accompanied by supporting evidence in a “Background/Justification” section. It should be remembered that the HNDP should be read as a whole and alongside the SWDP and national planning policy and guidance. The policies in this section should also be read alongside the HNDP Policies Map that covers the whole neighbourhood area and accompanies this written document and is included as Map 7 on the following page and as a separate document as a PDF. The Policies Plan excludes surface and subsurface archaeology which is shown on Map 20 in Appendix 4.

## **Implementation**

- 5.2 The HNDP is a planning policy document, on its own it will not lead to the positive changes set out in the Vision and Objectives. These changes will come about through the actions of private owners and developers, public agencies (including the parish council) and the actions of individual homeowners. When these various players seek to develop their proposals, where relevant, they will be considered against the HNDP’s policies and other development plan policies.

**Map 7. Hallow Polices Map** © Crown copyright and database rights [2020] Ordnance Survey 100055940 Hallow Parish Council (Licensee) License number 100050758.





## **6.0 Housing**



### Neighbourhood Plan Housing Objectives

**OBJECTIVE 1 - To promote managed, sustainable housing growth within the development boundary for Hallow village and on allocated sites. This housing will:**

- a) provide a mixture of open market and affordable housing that meets the needs of all age groups; and
- b) meet the affordable housing needs of people with defined local connections.

**OBJECTIVE 2 - The scale and phasing of development should meet the needs of the local community and enable new residents to be accommodated into the community.**

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

The following site is allocated to meet housing requirements to 2041:

**HAL1/1 - Land at Green Hill Lane, Hallow (identified on Map 7) (2.23 hectares gross, minimum 40 dwellings)**

Development of HAL1/1 must conform to the following principles:

- a) vehicular access should be via 2016 SWDP allocation SWDP59zzi.
- b) provision of an easement/buffer strip to separate the development from the gas pipeline to the south of the site.
- c) provision of a connection, or the potential to connect to the Broadheath Hallow Cycle Loop; and
- d) demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, in such that discharges to the public sewerage systems are avoided, where possible.

#### Background/Justification

- 6.1 Existing planning policy in the SWDP for Hallow defines a Development Boundary for the village and allocates 4 housing sites, Map 5. The HNBP does **not** seek to change this strategic planning policy approach.
- 6.2 At the strategic level the use of Development Boundaries is a key policy tool that seeks to ensure new development is concentrated in the most urban

- areas (e.g., Worcester) and the larger villages, and that open countryside is safeguarded and where possible enhanced (SWDP Policy 2 Development Strategy and Settlement Hierarchy).
- 6.3 In Hallow this strategic approach directs new development to within the Development Boundary. This helps to direct new development in a way that helps to maintain Hallow's sustainable size and pre-dominant linear form. Directing new development in this way, and through allocating housing sites, also helps to protect the open countryside in the more environmentally sensitive areas of the neighbourhood area found to the north, west and south (here, including the Significant Gap between Hallow and Worcester) of Hallow village.
- 6.4 The HNDP seeks to work within this strategic planning policy framework (subject to any amendments through the SWDPR) by using existing policy tools such as the Development Boundary and, in addition, sets out complementary non-strategic planning policies that seek to help direct development to the most sustainable locations and help to protect and enhance other key aspects of the local environment. Taken as a whole the SWDP's strategic planning policies and the HNDP's non-strategic planning policies will ensure new development in Hallow, both within and without the Hallow Development Boundary is sustainable.
- 6.5 SWDP strategic planning policy currently covers the period up to 2030. Strategic planning policy is being reviewed and the SWDPR will plan for the period up to 2041. The SWDPR Preferred Options consultation (November 2019) included a suggested housing site for Hallow - land lying to the south of Tinkers Coppice Farm, Main Road.
- 6.6 At the same time as the SWDPR Preferred Options consultation, the Parish Council consulted (October/November 2019) on an alternative site option - land at Green Hill Lane. From the feedback to this consultation, meetings, and discussions with MHDC, discussions with the landowners, and statutory providers, the Parish Council formally responded to the SWDPR Preferred Option. This formal response sought the replacement of the land lying to the south of Tinkers Coppice Farm, Main Road, and its replacement with the Parish Council alternative option of land at Green Hill Lane. This alternative approach has the support of the South Worcestershire Councils and to this effect a Memorandum of Understanding (MOU) has been signed. The allocation of the Green Hill Lane site will enable the HNDP to meet the indicative housing requirement for Hallow (July 2019) over the period 2021 to 2041.
- 6.7 A feature the two potential future housing sites have in common with each other and with the two larger sites allocated in the adopted SWDP (Map 5), is their central location within Hallow village on the eastern side of the A443. By using these locational principles (east of the A443, on identified sites close to village amenities and services), this approach helps to avoid housing development in less accessible and more environmentally sensitive

locations to the north, south and west of the village. These locational principles also reinforce Hallow's predominant historical, linear form of development.



*Hallow has seen significant levels of housing growth.*

- 6.8 Following a request from the Parish Council, the South Worcestershire Councils prepared indicative housing requirement figures for Hallow in July 2019 in accordance with paragraph 66 of the Framework. The indicative figures, which should be regarded as a minimum, and may change in the SWDPR, indicate a housing requirement of 1 dwelling in the period 2021 – 2030 and a further 21 dwellings in the period 2031 – 2041
- 6.9 Recent planning approvals and completions have produced a further 30 new dwellings or commitments to meet this residual requirement of 22 dwellings, up to 2041 (Table 4).
- 6.10 In discussions with the Parish Council, MHDC have indicated that the 2021 to 2041 requirement, in line with national planning policy and guidance, is *only* a minimum and could increase as part of the SWDPR. For this reason, and to ensure that the HNDP provides choice and flexibility to meet changing future needs, the housing allocation at Green Hill Lane, HAL1/1, is being allocated through the HNDP. The *Community Survey* lends support to this approach – 43% of respondents to the survey rejected the option that - “No new homes should be built in the next 12 years” as against 28% of respondents who supported this approach, (Figure 5). The SWDPR is subject to its own preparation and examination process and, at this time, it cannot be guaranteed that no other site allocations may come forward.





*Focussing new housing within the Development Boundary protects the local countryside.*

**Table 4. Additional Housing Commitments and Completions – from 1<sup>st</sup> 2016**

<b>Planning Approval/Additional houses</b>	<b>Description of approved/proposed development</b>
<b>19/00561/FUL 3 additional dwellings</b>	SWDP59zzi provided an indicative allocation for 30 dwellings on land south of Greenhill Lane. Application 19/00561/FUL is for 33 dwellings. 3 extra dwellings count towards meeting the housing requirement figure.
<b>19/00559/GPDP 1 additional dwelling</b>	The change of use from a storage building to a dwelling house, approved in June 2019, is windfall development in the neighbourhood area post February 2016
<b>18/00851/FUL 19 additional dwellings</b>	SWDP59/5 provided an indicative allocation for 46 dwellings on land north of Orchard Close. Application for 65 dwellings approved in November 2018.
<b>19/00367/FUL 3 additional dwellings</b>	Application for construction of 3 dwellings at Glynannis, Main Road, Hallow, Worcester, WR2 6LQ approved July 2019
<b>Completions 4 additional dwellings</b>	17/01647/FUL, 17/00881/FUL, 17/00182/FUL, 16/00379/FUL.
<b>Total additional dwellings above SWDP allocation <b>30</b></b>	

- 6.11 The allocated site at Greenhill Lane, along with other potential sites, has come forward after site appraisals by consultants AECOM (<https://hallowndp.co.uk/wp-content/uploads/2019/10/Hallow-Site->



[Assessment-Report-FINAL.pdf](#)) and by MHDC (<https://www.swdevelopmentplan.org/wp-content/uploads/2019/11/Hallow.pdf>).

6.12 The Parish Council has also worked with the South Worcestershire Councils and, separately, the site owners of HAL1/1. This work has established the following principles:

- The South Worcestershire Councils and the Parish Council have signed a Memorandum of Understanding. The South Worcestershire Councils have indicated that they will not allocate sites for housing in the Neighbourhood Area through the SWDPR if the Parish Council can demonstrate that it can meet the housing requirement for Hallow through the neighbourhood planning process.
- The site will form a new phase or extension to the existing SWDP allocation (SWDP59zzi) (Map 5). Development of the site will reinforce the recent focus of housing development on the eastern side of Hallow in more central locations. This directs development to the most sustainable and accessible areas, areas with the least environmental impact, in particular directing development away from the north, south and west of the neighbourhood area where impacts on landscape and open countryside would be greater.
- The access to HAL1/1 would be via this earlier phase of development (site SWDP59zzi). This avoids the need for the creation of a new access point on to the already heavily used A443.
- A buffer zone and open space will separate HAL1/1 from the gas pipeline to the south, this will also meet Health and Safety Executive requirements.
- The site is capable of meeting the identified housing requirement and will help to meet existing and future housing needs (see Policy HAL2).
- The landowner has confirmed the site is suitable, available, viable and deliverable.

Planning Practice Guidance Paragraph 80 (Reference ID: 7-080-20150323) states: “*Generally the aim should be to discharge surface water run off as high up the following hierarchy of drainage options as reasonably practicable: 1. into the ground (infiltration); 2. to a surface water body; 3. to a surface water sewer, highway drain, or another drainage system; 4. to a combined sewer.*”

A masterplan has been prepared for site HAL1/1 and this shows how the principles set out above can be achieved (Map 8). Overall a third phase of development will be brought forward east of Main Road. This third phase will extend the previous phases of development and all the phases can be linked by public open space. Any development of HAL1/1 will also have to meet

other policy requirements in the SWDP and HNDP, for example retaining Public Rights of Way and design requirements.

- 6.13 Land beyond the development boundary is defined as open countryside in the SWDP (SWDP Policy 1). Policy 1 also seeks to retain the open character of the Significant Gap. The HNDP does not seek to replace or duplicate SWDP policy. In the open countryside, development will be strictly controlled and will be limited to dwellings for rural workers (see policy SWDP 19), employment development in rural areas (see SWDP 12), rural exception sites (see SWDP 16), buildings for agriculture and forestry, replacement dwellings (see SWDP 18), house extensions, replacement buildings and renewable energy projects (see policy SWDP 27) and development specifically permitted by other SWDP policies.

### Map 8. HAL1/1 - Land at Green Hill Lane, Hallow Masterplan

Blue arrows mark potential off-road cycle link across developments to Broadheath – Hallow cycle loop Source: Claremont Planning Consultancy



## **Policy HAL2 – Housing Need**

**To be supported, all new housing development proposals of 5 or more units (subject to viability considerations) must demonstrate that they provide a range of types, sizes, and tenures of housing to meet local housing need. Within the Neighbourhood Area there is a particular need for:**

- **Affordable housing (particularly 1-bedroom social rented units)**
- **Affordable and open market 1- and 2-bedroom homes (e.g., starter homes for young people or homes for older people wishing to downsize)**
- **Bungalows of different tenures**

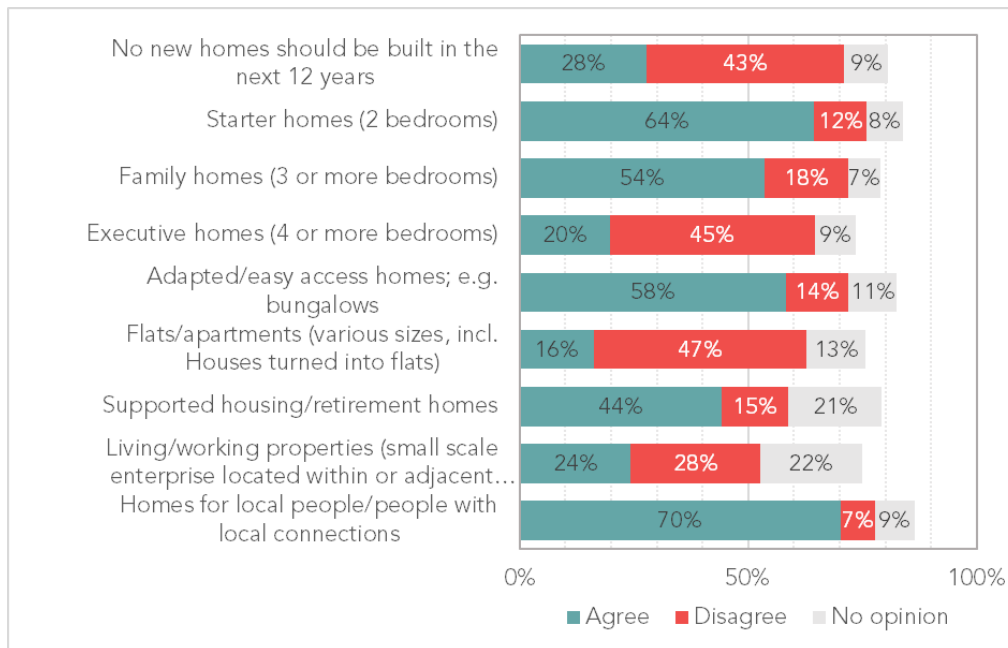
**When preparing planning applications that need to include a mix of housing on a site, applicants should take account of, and demonstrate how their proposal meets the needs identified in the most up-to-date, local Housing Needs Assessment/Strategic Housing Market Assessment.**

**Or where such assessments are considered to be out of date applicants should carry out and provide their own assessment of existing local housing needs and how their proposal will meet such needs.**

### **Background/Justification**

- 6.14 The *Community Survey* demonstrated strong support for new housing development to provide a mix of homes that is appropriate to meet the needs and demands of local people. These needs and demands vary from issues of affordability for those seeking a foot on the housing ladder e.g., starter homes; to downsizing opportunities and bungalows for those who already own a home seeking a smaller property. Housing allocation HAL1/1 will provide a range of types of housing to meet the demand and need of the Parish. Other proposals of 5 or more units should also include a mix of new homes.

**Figure 5. What type of new housing should be built over the remaining plan period?** (Source: Community Survey).



6.15 To inform the HNDP a local *Housing Needs Survey*<sup>14</sup> has been carried out. This provides a snapshot in time of what local people consider to be current demands and needs: 29 households returned the housing needs survey questionnaire. In 2018 13 households were seeking a new home, with the following more detailed requirements, a mix of households seeking homes on the open market and households seeking some form of affordable housing:

- **11 households were seeking a 2 bedroomed house and 2 households a 3 bedroomed house.**
- **7 of these households were seeking to buy; and**
- **7 households were looking for an affordable route to home ownerships and 3 households were considering both the ‘owner occupation’ and ‘low-cost purchase’ options.**

Since the *Housing Needs Survey* was carried out 39 affordable housing units have either been completed or granted planning permission. These include a mix of 1, 2 and 3 bedroomed homes, but only 1 bungalow. These homes more than meet the need identified in the *Housing Needs Survey*.

6.16 These were more immediate demands and needs in 2018, in terms of longer-term future demand and need, the *Housing Needs Survey* revealed the following:

- **23 households indicated a likely future need for additional homes over the next five years.**

<sup>14</sup> Hallow Neighbourhood Development Plan: Housing Needs Survey Report, Data Orchard (2018). <http://hallowndp.co.uk/wp-content/uploads/2018/11/Hallow-NDP-Housing-Needs-v1.2.pdf>



- **13 of these households were likely to be seeking a 2 bedroomed house.**
- **4 households a 1 bedroomed house.**
- **4 households 3 bedrooms.**
- **Only 1 household would be seeking a 4 bedroomed house: and**
- **In terms of tenure, 57% of households would ideally be seeking to purchase a home on the open market and 35% would be looking for a low-cost route into home ownership; and**
- **4 households would require an adapted home e.g., for an older person.**

Much of these demands/needs may have been met through development since the survey was conducted, particularly the 57% seeking an open market home to purchase. Similarly, some of the need for affordable housing may well have already been met.

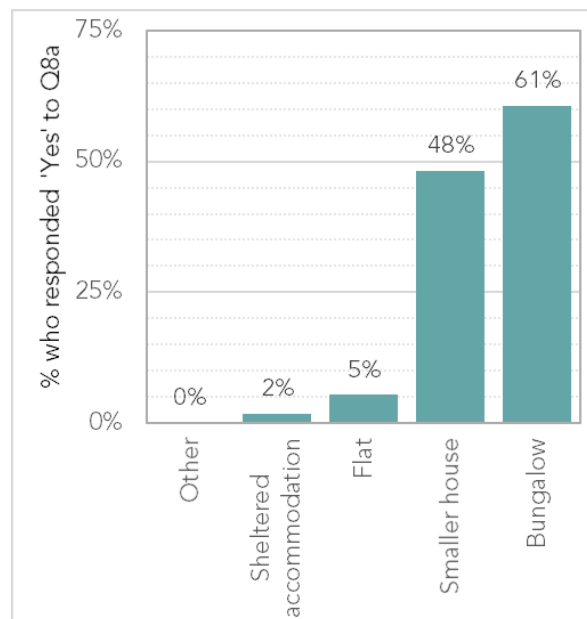
- 6.17 In terms of these broad demands and needs the *Community Survey* revealed a desire for downsizing i.e., moving from a larger to a smaller home. 56 households said they were considering this option, 88% of these respondents were over the age of 54, and 59% over the age of 64 (Table 5). Ultimately downsizing could benefit all age groups, with older residents moving to a smaller home releasing larger homes for families.

**Table 5. Are you considering downsizing?** (Source: Community Survey)

Responses to Question 8a by age category	No	Yes
<b>16-17</b>	3	
<b>18-24</b>	3	
<b>25-34</b>	12	
<b>35-44</b>	36	
<b>45-54</b>	45	7
<b>55-64</b>	54	16
<b>65-74</b>	56	19
<b>Over 75</b>	68	13
<b>No age given</b>	6	1
<b>Total</b>	283	56

- 6.18 Not surprisingly, for those considering downsizing when asked the question “to what kind of property?”. Most households, given the age of respondents, answered ‘Bungalow’ (34 households) or a ‘smaller house’ (27 households). 34% of those who wanted to downsize wanted to do so within the parish (Table 6).

**Figure 6. What kind of property would you consider downsizing too?**  
(Community Survey)



**Table 6. Where would you consider downsizing to?** (Source: Community Survey)

	Count	% response*
<b>In the parish</b>	19	34%
<b>Close to the parish</b>	10	18%
<b>Further afield</b>	6	11%
<b>Not sure</b>	15	27%

6.19 These findings in the Hallow surveys are echoed in the most recent work at District level, the *Malvern Hills Strategic Housing Market Assessment 2019* ([https://www.swdevelopmentplan.org/?page\\_id=14124](https://www.swdevelopmentplan.org/?page_id=14124)). This concludes that:

- There is an overall affordability issue with median house prices in Malvern Hills at £262,500 (2018) being “consistently higher” than in the West Midlands (£184,000) or England (£235,000). Although there are no figures for Hallow in this work, house prices in Hallow are much higher; and
- That 64.5% of new affordable dwellings should be 1 bedroomed and 23.9% 2 bedroomed.

Since this work was published average house prices in Hallow have risen further, up 8% since 2019 to £387,500 (<https://www.rightmove.co.uk/house-prices/hallow.html>). For comparison purposes, these were the average house prices in Malvern Hills £320,144, West Midlands £243,765.

- 6.20 Therefore based on the available evidence Policy HAL2 is designed to help address this general affordability issue and some of the identified local housing needs. It has to be recognised surveys are only a snapshot in time: The *Housing Needs Survey* was carried out 2 years ago and only looked forward 5 years. This survey can only be relied upon to provide a broad indication of the type of homes that should be provided on sites of 5 or more units. Therefore, those preparing planning proposals, including the allocated site (HAL1/1), need to be mindful of this, and there will be a need for applicants to use information from the surveys, the Strategic Housing Market Assessment and/or commission more up to date assessments of need as the HNDP progresses.
- 6.21 From consultation the local community have identified that affordable housing should, where possible, meet the needs of local people and allow them to stay in the village. To do this, any identified affordable housing will be subject to the MHDC *Rural Lettings Policy* (current version 2005). This policy includes a cascade mechanism whereby priority is given to those with a local connection to the parish, followed by surrounding parishes, then to the district and finally to other identified needs.

### **Policy HAL3 – Housing Design**

**To be supported, new development should be informed by and retain and enhance the defining characteristics of the area of Hallow, Shoulton, Little Eastbury/Parkfield and the surrounding countryside in which it is situated. In identifying these characteristics applicants should demonstrate reference to the *Hallow Design Guide*.**

**Applicants will be expected to demonstrate how a development proposal has taken account of, and been designed to incorporate, the recommended approach for each design element (e.g., windows, materials, boundary treatments, landscaping etc.) as set out in the *Hallow Design Guide*. This does not preclude innovative or contemporary design, where such design can be shown to respond to and provide a contemporary design solution that complements and reinforces local character.**

**Development proposals requiring a design and access statement should have a positive impact on the health and well-being of those living in, working in, otherwise using, or affected in other ways by the proposal. In this regard proposals should:**

- a) enhance neighbourhood attractiveness, layout, and design.**
- b) provide opportunities for physical activity, active travel (walking, cycling, use of public transport).**

- c) produce buildings and places that are accessible to all, including the needs of people with disabilities, older people, children, and those with children; and**
- d) should create healthy, safe, physically, and visually attractive environments that promote social interaction, physical activity and opportunities for food growing.**

### **Background/Justification**

6.22 The *Community Survey* (Figure 8) demonstrated considerable resident support for better design. The following were considered ‘very important’:

- ‘provide off-road parking’ (82 %)
- ‘design reflecting local character and local architectural features’ (65 %)
- ‘maintain minimum gap consistent with existing adjacent development (65 %)
- ‘traditional forms of appearance’ (54 %).

6.23 Given the importance of design, character and identity to local people, walkabouts using the My Place matters toolkit were undertaken in 2017 and 2018. Finally, to develop this work further, with professional design input, AECOM were commissioned using Locality’s Technical Support Package to produce a Design Code for Hallow (Figure 7).

6.24 Policy HAL3 also seeks to secure the national planning policy aim of “achieving good design”. Policy HAL3 complements Policy 21 of the SWDP that sets out that:

*‘Proposals for development should have regard to the locally distinctive character of South Worcestershire and appropriate weight will be given to those characteristics identified when determining proposals’ (SWDP, 2016: 93).*

6.25 Paragraph 5 of the ‘Reasoned Justification’ for SWDP Policy 21 encourages Neighbourhood Plans to provide “local design detail”. Policy HAL3 provides this more detailed local design detail, particularly when used in conjunction with the accompanying [Hallow Design Guide](#) (AECOM, 2019). The *Hallow Design Guide* provides:

- A set of key elements to consider when assessing a design proposal. These are presented as a series of questions, e.g. “Does the new proposal respect or enhance the existing area or adversely affect its character?”; “Does the proposal use high quality materials?” Applicants should use the *Guide* and respond to these questions when preparing development proposals; and
- The second part provides more specific design guidance for Hallow and different character areas. These more detailed guidelines include:

- Pattern and layout of buildings
- Heritage assets
- Views and landmarks
- Building line and boundary treatment
- Building heights and roofline
- Building modifications, extension, and plot infill
- Architectural details
- Materials and colour palette

6.26 Those preparing development proposals should use the *Guide* and where Design and Access Statements are required should *be* able to demonstrate, how a proposal meets SWDP, local design policy HAL3 and how it has taken account of and responded to the relevant elements in the *Hallow Design Guide* (Figure 7 draws out a selection of points from the Hallow Design Guide). Poor design will not be supported.

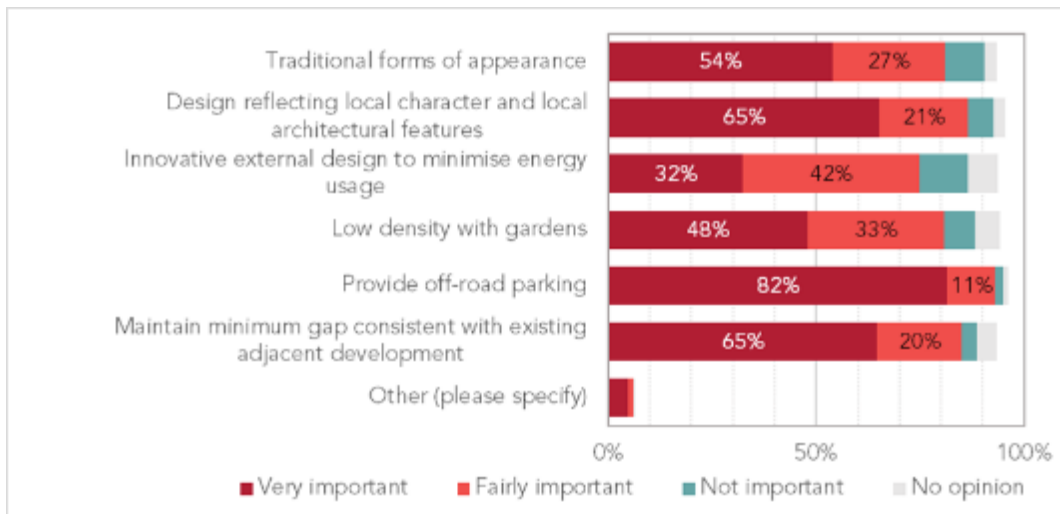


Figure 7. Hallow Design Code (Source: AECOM, 2019)





**Figure 8. How important to you are the following when considering new housing development?** (Source: Community Survey).



6.27 One of the key issues the HNDP seeks to address is health and wellbeing. Good design of buildings and places is a keyway to address these issues e.g., by providing a green environment with tree planting that is aesthetically pleasing, or by minimising noise and air pollution. In implementing Policy HAL3 the health impacts and benefits of a development will be a key consideration, again, where required, these should be set out and addressed in any submitted Design and Access Statement.

## **7.0 Natural Environment and Rural Character**

## Neighbourhood Plan Environmental and Rural Character Objective

**OBJECTIVE 3 - To protect and enhance the rural character of Hallow village, Shoulton, Little Eastbury/Parkfield within an open landscape of fields, woodlands, and riverside meadows.**

### Introduction

- 7.1 National and strategic planning policy seek to conserve and enhance the natural environment including landscape, countryside, and biodiversity.
- 7.2 The SWDP's strategic planning policies covering such matters, include: SWDP Policy 22 Biodiversity and Geodiversity, and Policy 25 Landscape Character. These policies set out detailed criteria against which development proposals will be assessed and the planning policies in the HNDP seeks to be in general conformity with these policies.



*Hallow is surrounded by open countryside, view to north west.*

- 7.3 The HNDP, therefore, seeks to complement the policies by adding more detailed local planning policy for the Hallow neighbourhood area. All of the policies in this section of the HNDP have been informed by the *Parish Search for Hallow Neighbourhood Development Plan* prepared by Worcestershire County Council Ecology Service<sup>15</sup>. This details the various landscape types and the biodiversity assets of the neighbourhood area: these include parts of

<sup>15</sup> <http://hallowndp.co.uk/wp-content/uploads/2019/06/Hallow-Parish-Neighbourhood-Plan-bio-evidence-base-v3.pdf>

two Local Wildlife Sites – Laugherne Brook and River Severn; and two Grassland Inventory Sites (Margate Farm Meadows and Hallow Meadows). The area also includes a number of protected and notable species (Maps 10, 11 and Maps 15 to 17).

### **Policy HAL4 – Landscape**

**To be supported development proposals must demonstrate that: the characteristics and guidelines for the Landscape Type of the proposed site (see Map 11), as defined in the Worcestershire Landscape Assessment, have positively influenced the siting, design, scale, layout, landscaping and boundary treatment of the proposal; and every available practical and viable opportunity has been taken to strengthen the landscape character of the relevant Landscape Type, by retaining and conserving existing features such as trees, woodland and hedgerows, and by restoring, enhancing and making new provision where this is appropriate.**

#### **Background/Justification**

- 7.4 As well as County level studies, Natural England produce National Character Areas (NCA) for England. This is a recommended tool for neighbourhood planning and has also been used to inform the HNDP, and, in particular Policy HAL4, for example protecting field systems and other historic boundaries. The neighbourhood area is in the north west part of *NCA 106, Severn and Avon Vales*, an area where the dominant feature is the lower valleys of the River Severn and its tributaries.
- 7.5 The NCA include 'Statements of Environmental Opportunity' (SEO). Two of these have particular relevance to the neighbourhood area:
- “SEO 2:** Seek to safeguard and enhance this area’s distinctive patterns of field boundaries, ancient hedgerows, settlements, orchards, parkland, small woodlands, chases, commons and floodplain management with their strong links to past land use and settlement history, and for the benefits this will bring to soil erosion, soil quality and biodiversity (Maps 10, 11 and 15-17).
  - SEO 3:** Reinforce the existing landscape structure as part of any identified growth of urban areas, hard infrastructure and other settlements ensuring quality green infrastructure is incorporated enhancing health, access, recreation, landscape, biodiversity and geodiversity” (Maps 10, 11 and 15-17).





*River Severn*

- 7.6 The HNDP has also been informed by more detailed local work, firstly the Worcestershire *County Landscape Character Assessment*. This places Hallow neighbourhood area in the Regional Landscape Character Area (RCA) of '**Mid-Worcestershire Forest**'. This RCA is characterised by a broad rolling plain, mostly underlain by red Triassic mudstones, with alluvial floodplains along the River Severn Valley. This area formed part of the Royal forests found across the centre of the West Midlands. Today, this leaves a legacy of farmsteads and wayside dwellings, small coppices, and trees in hedgerows (Maps 9, 10 and 15).
- 7.7 The second source used is the County Council's *Landscape Character Assessment Supplementary Guidance* (2012). This defines smaller, more localised landscape character areas for the County. Applicants should refer to this guidance and other studies when preparing planning proposals. Proposals for new housing development will also be assessed against Policy HAL3 – Housing Design.
- 7.8 Based on this *Assessment* the greater part of the Hallow neighbourhood area, the area to the west covering Hallow, Shoulton and the open countryside, lies within the character area defined as '**principal timbered farmlands**'. To the east of this character area, those areas adjoining the River Severn lie within two other character areas: to the north the '**settled farmlands on river terraces**' and to the south the '**riverside meadows**' landscape character types (Map 11).

7.9 Each of these character areas has distinctive features e.g., principal timbered farmlands have an ancient, wooded character, with fields bound by hedgerows and a notable pattern of hedgerow trees, predominantly oak. The enclosure pattern is organic, and settlements dispersed. Worcestershire County Council produce Landscape Type information sheets, this includes guidelines on protecting each landscape type, for the principal timbered farmlands, this includes:

- **maintain** the tree cover character of hedgerow oaks and enhance the age structure of the hedgerow oak population.
- **conserve** all ancient woodland sites and restock with locally occurring native species.
- **seek to** bring about coalescence of fragmented relic ancient woodlands.
- **encourage the planting** of new woodlands, reflecting the scale, shape and composition of the existing ancient woodland character, favouring oak as the major species.
- **conserve and restore** tree cover along water courses and streamlines.
- seek opportunities to enhance tree cover along highways and other non-farmed locations.
- **conserve and restore** the pattern and composition of the hedgerow structure through appropriate management, and replanting.
- **conserve** the organic pattern and character of the lane networks.
- maintain the historic dispersed settlement pattern.

7.10 The River Terraces are mostly arable farmland, gently rolling into the river valley, whereas Riverside Meadows are seasonally grazed by livestock and often flooded in winter and spring. Guidelines to protect these landscape types include:

- **retain the integrity** of the dispersed settlement pattern.
- **conserve and enhance** tree cover along watercourses.
- **seek to maintain** cropping/horticultural land uses.
- **enhance** patterns of tree cover associated with settlement.
- **conserve and enhance** patterns of hedgerows / conserve and enhance continuous tree cover along hedge lines, ditches, and watercourses.
- **seek to retain** the unity of the linear form of these landscapes.
- **conserve** all existing areas of permanent pasture.
- **seek opportunities to encourage** the conversion of arable land back to pasture.
- **conserve existing** wetland habitats and seek opportunities for further wetland habitat creation (Map 16)
- **avoid** building or road construction works.

- **avoid** further drainage of waterside meadows.
- **explore opportunities** to return to patterns and processes of natural flooding cycles where feasible.

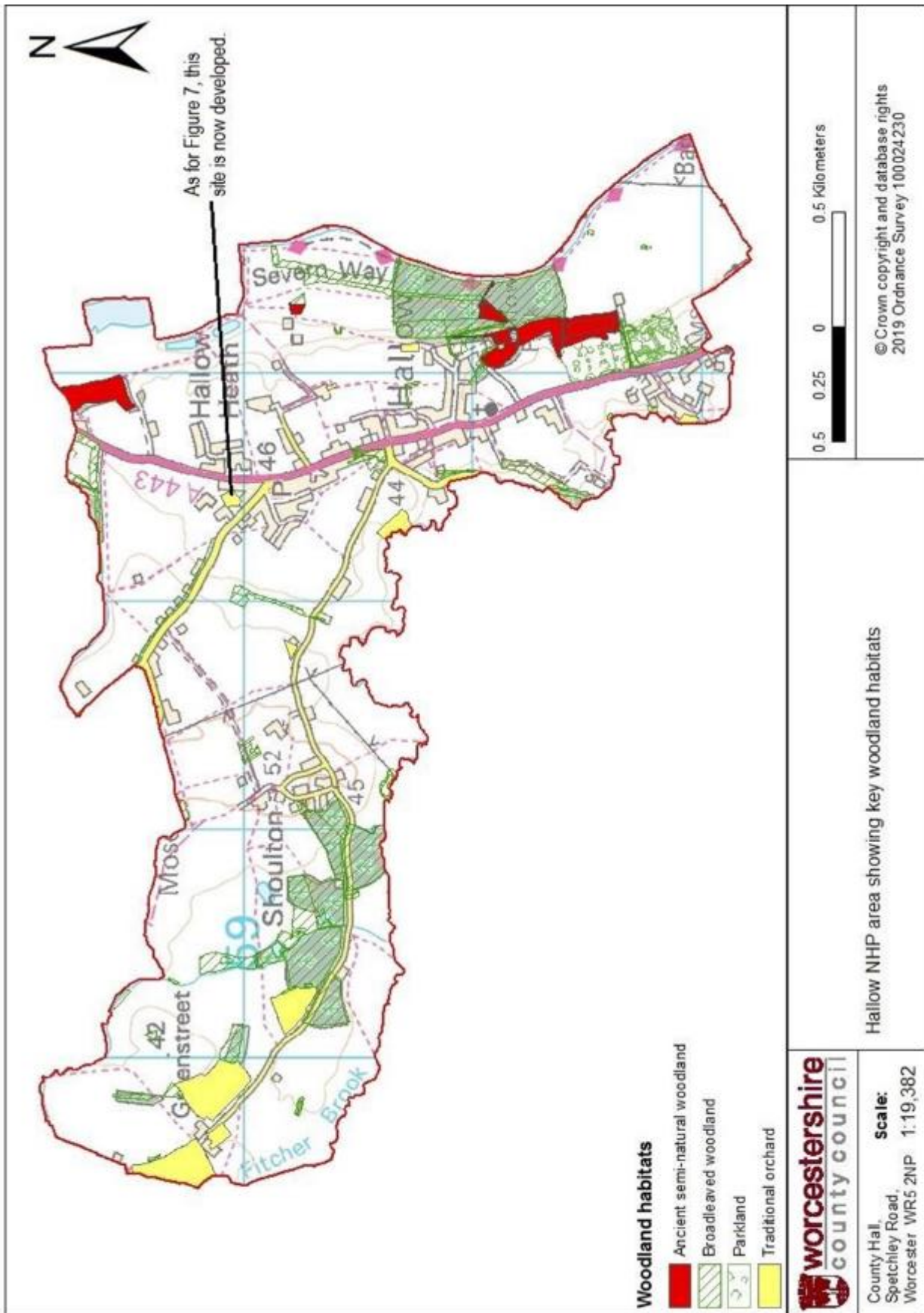
7.11 As well as protecting the local landscape for its own value Policy HAL4 will also provide significant benefits in terms of health. Access to the local countryside provides opportunities for recreation and contributes to wellbeing as people appreciate the aesthetic value of the area. The local countryside is also important in terms of the ecosystem services the neighbourhood area's landscape provides - such as air quality, water supply, reducing flood risk and soil conservation.



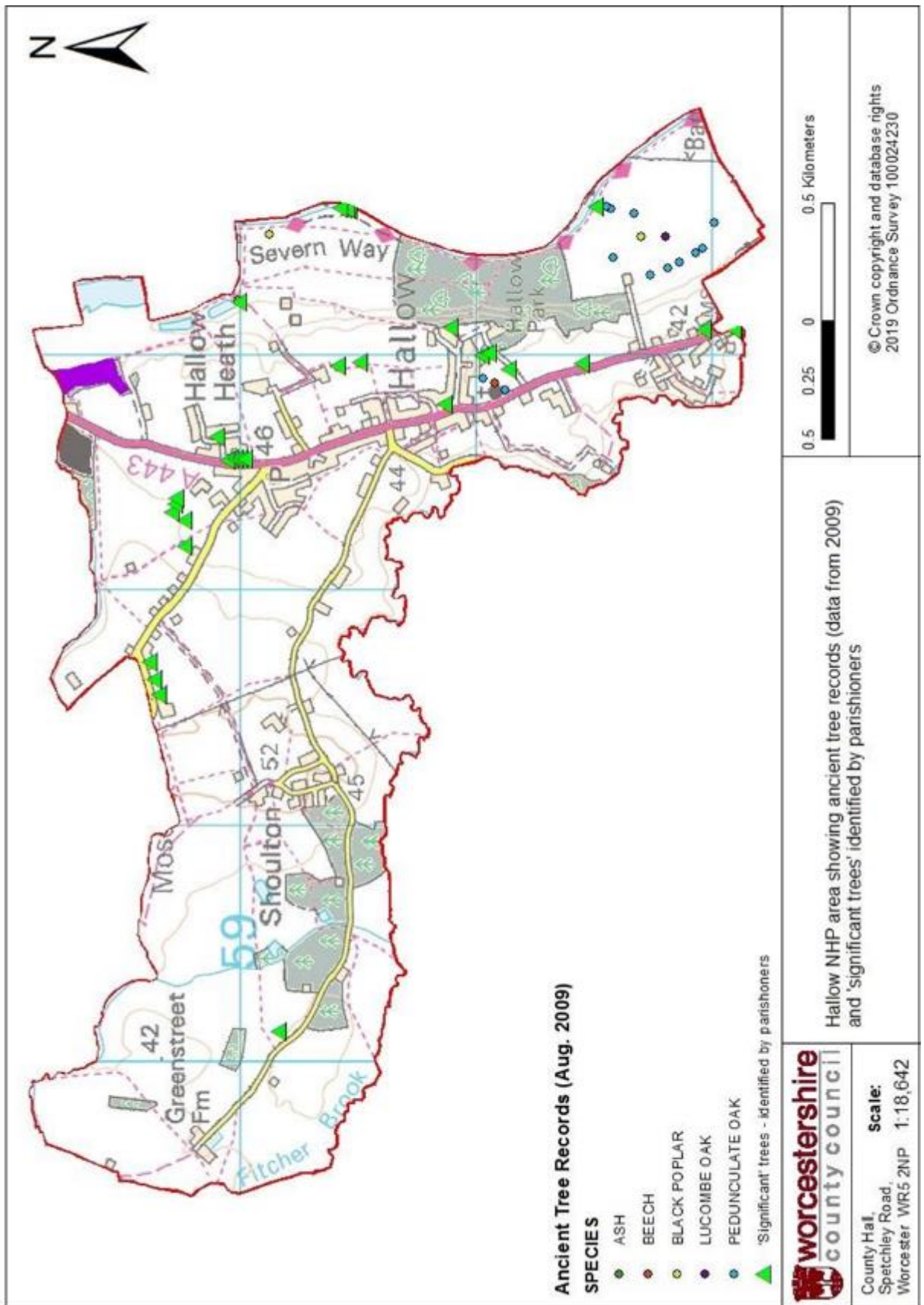
*Spindlewood*



Map 9. Key woodland habitats in Hallow NDP area



**Map 10. Ancient tree records and further notable trees identified by parishioners.**









**Map 11. Landscape Character Types** (Source Worcestershire County Council.  
<http://gis.worcestershire.gov.uk/website/LandscapeCharacter/>)



Map 11 Key

- |                                     |  |
|-------------------------------------|--|
| Principal timbered farmlands        |  |
| Settled farmlands on river terraces |  |
| Riverside Meadows                   |  |
| Neighbourhood area boundary         |  |

## **Policy HAL5 – Dark Skies**

**In the interests of reducing light pollution and improving views of the night-time sky, to be supported planning proposals must:**

- (a) only include external lighting that is essential for the maintenance of health and safety for users of the development; and**
- (b) include measures to avoid light spillage beyond the development site and beyond any plot within it.**

### **Background/Justification**

- 7.12 Artificial light is not always necessary. It has the potential to become what is termed ‘light pollution’ or ‘obtrusive light’, and not all modern lighting is suitable in all locations. Light can be a source of annoyance to people, can be harmful to wildlife (e.g., bats) and undermine enjoyment of the countryside and views of the night sky, especially in areas with intrinsically dark landscapes. Intrinsically dark landscapes are those entirely, or largely, uninterrupted by artificial light. Hallow has no street lighting apart from either side of the recently installed pedestrian crossing and retains relatively dark skies. Reducing unnecessary lighting can also help to reduce greenhouse gas emissions.
- 7.13 Along with a number of other villages in Worcestershire Hallow is, and wishes to remain, a ‘Dark Sky’ village: 79% of respondents to the *Community Survey* supported this. Dark Skies are also acknowledged as important to the well-being of people and nature and enable people to enjoy the wonder of a night sky<sup>16</sup>.

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<sup>16</sup> <http://darksky.org/about/>; and <http://darksky.org/light-pollution/human-health/>  
See also: American Medical Association (AMA) Council on Science and Public Health (2016) CSAPH Report 2-A-16

For UK map of Dark Skies and Light Pollution see: <http://www.nightblight.cpre.org.uk/maps/> and <http://www.cpre.org.uk/resources/countryside/dark-skies> for research reports.

## **Policy HAL6 – Local Green Spaces**

**The following areas identified on the Policies Map and Map 12 are designated as Local Green Space:**

- HAL6/1 – Tinkers Coppice Wood**
- HAL6/2 – Gravel pit**
- HAL6/3 – Old Churchyard**
- HAL6/4 – Village Green**
- HAL6/5 – Greenhill Fishing Ponds**
- HAL6/6 – Woodland, east of Church Lane**

**Where development of Local Green Spaces is proposed it must be consistent with national planning policy for Green Belt.**

### **Background/Justification**

- 7.14 Paragraph 99 of the National Planning Policy Framework (NPPF) sets out that local communities can use the Local Green Space designation “to identify and protect green areas of particular importance to them”. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs, and other essential services.

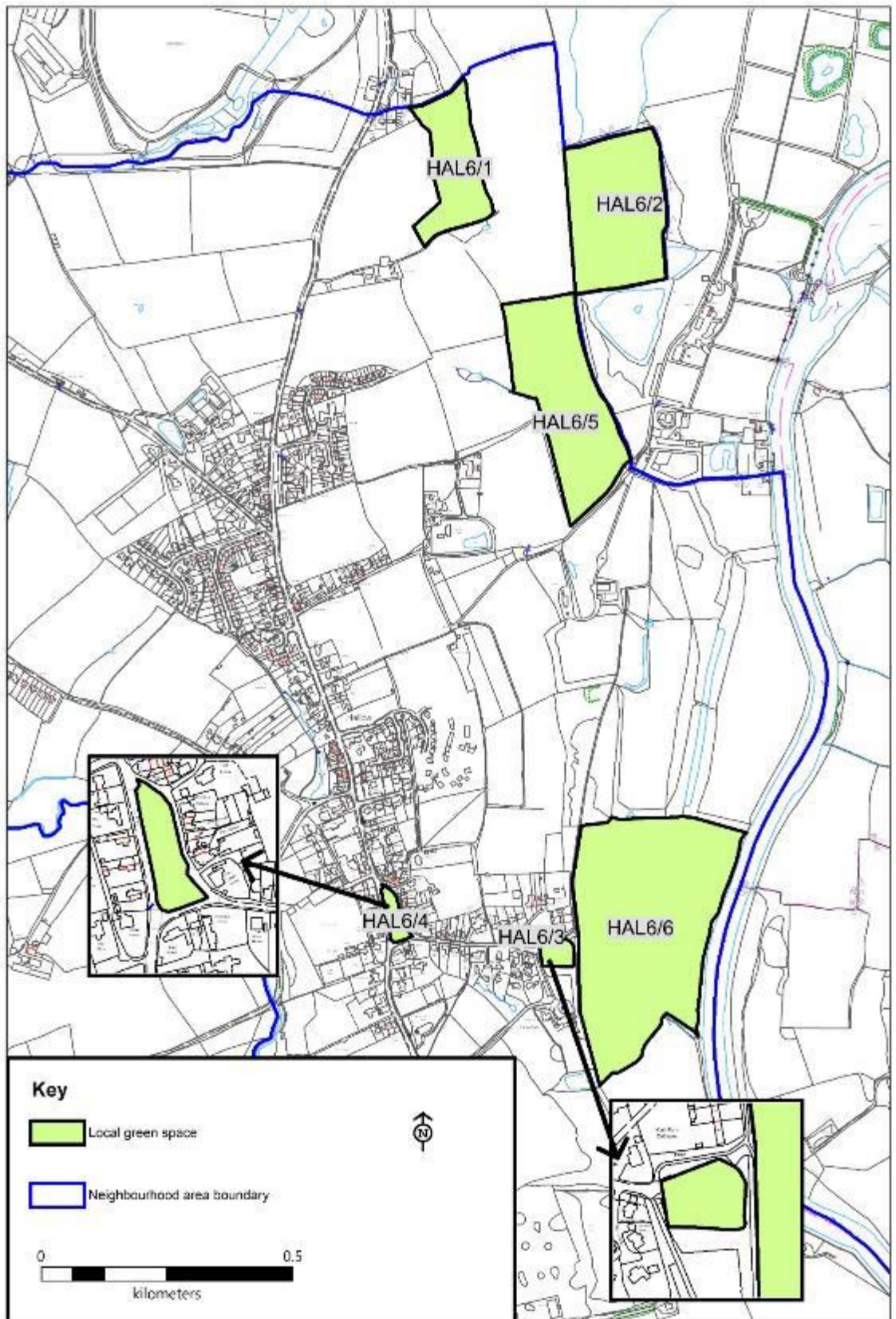


*Gravel Pit*

- 7.15 Paragraph 100 sets the criteria for designation of Local Green Spaces; such designation should only be used where the green space is:
- “a) in reasonably close proximity to the community it serves;
  - b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
  - c) local in character and is not an extensive tract of land.”
- 7.16 The spaces identified in Policy HAL6 have been assessed against the criteria in national planning policy (Table 7 and Map 12). In total, 14 potential Local Green Spaces were assessed against the national planning policy criteria for designation as Local Green Spaces, this full assessment is available as a separate background report accompanying the HNBP.
- 7.17 The 6 spaces identified in Policy HAL6 are considered to be the green spaces that meet the national policy criteria for designation and protection as Local Green Space. These spaces are significant for a number of reasons as set out in Table 7.
- 7.18 Once designated, in line with national planning policy, development of these 6 Local Green Spaces will only be permitted when consistent with national planning policy for Green Belt.



**Map 12. Designated Local Green Spaces** @Crown copyright and database rights [2020]  
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**Table 7. Local Green Space Assessment** (Note: The Local Green Space Assessment is available as a separate Background Paper.)

Site Address	Site in reasonable proximity to the community it serves	Demonstrably special	Local in character and not an extensive tract of open land	Designate as Local Green Space?
<b>HAL6/1 – Tinkers Coppice Wood</b>	10 minutes' walk from north end of village. Accessible via footpaths 592c and 629c.	Coppiced ancient woodland with wide variety of flora and fauna. Significant-sized protective environment for wildlife along ridge to north east of village.	2.79 ha. Woodland site with clearly defined boundaries.	Yes, HAL6/1.
<b>HAL6/2 – Gravel Pit</b>	15 minutes' walk from north end of village accessed by footpaths 630, 639,640 and 644	<p>Bird reserve and open space. Extensive piece of water that is not fished. Popular site for walking and birdwatching.</p> <p>Gravel pit: Bird species typically associated with farmland and wetland. This is a site of County level importance for birds. 10 of the 12 bird species recorded are included on the 'Red List' for birds (WCC report). <a href="http://worcesterbirding.co.uk/grimley_and_holt_worcestershire_20.html">http://worcesterbirding.co.uk/grimley_and_holt_worcestershire_20.html</a> British Trust for Ornithology (2015) Birds of Conservation Concern 4: The Red List for Birds. Available at <a href="http://www.bto.org/science/monitoring/psob">www.bto.org/science/monitoring/psob</a>, accessed on 25th March 2019.</p>	5.54 ha. Site with clearly defined boundaries.	Yes, HAL6/2.
<b>HAL6/3 – Old Churchyard</b>	Central location, accessed via Church Road	Historic churchyard with gravestones and remains of Saxon nave. Tranquil and	0.32 ha. Small site with clear boundaries.	Yes, HAL6/3.

Site Address	Site in reasonable proximity to the community it serves	Demonstrably special	Local in character and not an extensive tract of open land	Designate as Local Green Space?
	and footpath 563b	shady spot restored by local working groups.		
<b>HAL6/4 – Village Green</b>	Triangular green space at centre of village.	Historic open space with iconic Oak Trees and play space. Hornbeam and maple trees. Much used as focus for village events and surrounded by historic house. Maypole dancing a big tradition.	0.32 ha., small site with clear boundaries. Protected green space in SWDP.	Yes, HAL6/4.
<b>HA6/5 - Greenhill fishing ponds</b>	15 minutes' walk from north end of village accessed via footpaths 544b, 634c	Peaceful site for recreational fishing. Well-maintained natural site.	5.82 ha. Site with clearly defined boundaries.	Yes, HAL6/5
<b>HAL6/6 - Woodland east of Church Lane</b>	5 minutes' walk from village green and church, accessed via footpath 563/564	Mixed woodland containing two footpaths. Much used for walking and birdwatching. The area also abuts a large site (c. 45 acres) acquired by MHDC part of their carbon offset plan.	12.20 ha. Large area, but with clear boundaries.	Yes, HAL6/6.

## **Policy HAL7 – Important Views**

**To be supported development proposals must demonstrate that they are sited, designed and of a scale such that they do not substantially harm the important views (identified in Appendix 2 and in Table 8) when seen from locations that are freely accessible to members of the general public.**

### **Background/Justification**

- 7.19 The important views shown in Appendix 2 and identified in Table 8 will be protected. These views have been identified from the *Hallow Conservation Area and Management Plan (2009)* and through the work of the Steering Group and a well-attended community walkabout. The views have also been assessed as part of the Design Guide work completed by AECOM. A separate Background Paper *Green Spaces and Views Methodology* setting out how the views have been assessed accompanies the HNDP. This is available at <https://hallowndp.co.uk/>
- 7.20 Development affecting these views should be designed in such a way so as to ensure that it does not substantially harm the important view's visual quality and amenity. Where necessary applicants will be required to prepare a Landscape and Visual Impact Assessment (LVIA).

Table 8. Important Views

View	AECOM Design Code page ref	Title/Description	Landmark buildings	Landscape features	Boundaries	What makes this view special
<b>LCA01 PARKFIELD</b>						
View 1	P17	SW view of pastureland from Parkfield Lane	Farm buildings. Eastbury Manor.	Rolling pastureland including Laugherne Brook	Main Road to left. Parkfield boundary to right. Eastbury Manor on horizon	Open view of pastureland and historic buildings marking southern edge of neighbourhood.
View 2	P17	E along 'Fishermen's path' from Main Road opposite Hallow Mount		Tree-lined path sloping down to distant river. Natural tree tunnel with pine, lime, and redwood. Some specimens over 150 years	Fences to left and right of path	Historical road down to old river crossing
<b>LCA02 HALLOW PARKLAND</b>						
View 3	P23	SE view of Parkland from Main Road near Park Lane		Mature trees to foreground and background	Field boundaries to right and left. Mature trees in background	View of historic 'hunting grove' developed as part of Parkfield House. Best collection of mature specimen trees around the village
View 4	P23	SW to Malvern Hills where path 580b meets Main Road	Hallow Mount to left Lovington Farm. Park Lane cottages	Undulating pastureland Malvern Hills	Hedgerows of Hallow Mount (l) and Park Lane (rt). Farm centre ground, hills in background	Open, elevated view from the village. Mix of rolling pasture framed by farms and Malvern Hills. Favoured view of historic setting
View 5	P23	N into village near junction of Park Lane and Main Road	Church on skyline Cottages on left	Mature trees lining road	Road edges Church spire as skyline	Iconic view representing 'arrival' in the village for locals. Features on local postcards and calendars.
View 6	P23	NE from path 577b above Laugherne Brook Sewage Plant	Hallow Church and nearby houses	Mature trees behind church. Asparagus field and allotments in foreground.	Hedgerow to L; Church directly ahead in background; telegraph poles to right	One of few clear views into Church with allotments and open space. Lying on historic footpath to old mills.
View 7	P23	E along Hallow Park Drive from the main Hallow Road.	Hallow Church to left	100-year-old avenue of lime trees Spring wildflowers along the verges	Fences to left and right of drive	Historic landmark popular with locals on entry and exit to village. Full of colour in spring and autumn.
<b>LCA03 CONSERVATION AREA</b>						
View 8	P29	Hallow Church looking SE from Main Road	Church	Trees around church in foreground (yew, cherry, crab apple) and trees on avenue entrance to Hallow park	Church cemetery hedge to left. Tree-lined avenue to rear right. Main Hallow Road to right.	A close view of the Church with cherry trees flowering in spring.
View 9	P29	Village Green looking South	Historic houses around the green	Mature trees in foreground; oak, hornbeam, Norway maple.	Access road for green to left; Church Road centre; Main Road to right	Most widely recognised view in Hallow featuring in calendars and photos now and in the past.
View 10	P29	E into Old Churchyard	Historic remains of church vaults	Collection of yew, horse chestnut and redwood trees	Boundary of church yard to right and left. Woodland to the rear	Historic landmark containing restored churchyard and many mature trees.
View 11	P29	Village Green looking NW.	PH The Crown. Historic houses around the green	House gardens and seating. Spring flowering bulbs	Main Road to left. Green access road to right	Historic building as landmark for passers-by and for residents.
View 12	P29	Public recreation ground looking south from village hall.	Church spire background. Pavilion foreground Village houses to left	Malvern hills to SE in background. Tree-lined field to foreground	Houses to left and centre; fences to right. Village hall carpark to rear	Views of church spire and Malvern Hills across the recreation ground, a historic endowment from the 1930s.
<b>LCA04 HALLOW VILLAGE</b>						
View 13	P35	SE from Shoulton Lane	Church and school spires as background	Fields in foreground; trees and hedgerows	Boundary hedge bordering lane to left. Laugherne Brook dip to right Spires and village roofs on skyline	Typical of the 'village in a rural setting' as seen by residents of Shoulton Lane

View 14	P35	SW from junction of PROW and field	Farm buildings in distance	Fields in foreground Malvern Hills as backdrop	Hedgerows right and left provide boundaries. Trees in middle distance. Hills on horizon	Much-loved view of Malvern Hills as walkers emerge from western edge of village. Great at sunset.
<b>LCA05</b>	<b>HALLOW FARMLANDS</b>					
View 15	P41	Looking SE from path 545b towards distant city skyline	Worcester city skyline	Rainbow Hill in background Rolling grassland down to river Historic marker oak to right	Field boundaries to left and right. city buildings on centre horizon	Sense of contrast and connection between distant city and nearby Hallow village
View 16	P41	NE from path 545b above fishponds	Droitwich TV masts Retreat Farm buildings	Clent Hills in distance, panorama round to Bredon Hills	Northern edge of gravel pit to L, Claines village on distant right Farm buildings centre middle ground. Clent Hills horizon	First open view to NE from village path. Stunning view of Severn River valley and surrounding hills
View 17	P41	Looking NE from path 575b to gravel pits/bird reserve	Retreat Farm	Lake formed by old gravel pit, low tree line. Clent Hills in background	Western edge of lake to left. Farm buildings to right. Hills in background	Large open breathing space with water and wildlife. River valley landscape framed by hills.
View 18	P41	SW where path 528c meets Main Rd.	Heath Farm Rural houses along Moseley Rd	Hills framing rural edge of village. Pastoral fields.	Main Rd hedge to L foreground, Thorngrove to R. Malvern and Ankerdine Hills in background	Iconic view of north end of village; distant views of hills, attractive rural housing. Open gap between village and Thorngrove Estate gives distinctive character to village.
<b>LCA06</b>	<b>SHOULTON FARMING HAMLET</b>					
View 19	P47	Shoulton barns and lane near end of path 515c	Historic Barns	Mature tree-lined lane	Looking down lane with barns to left and right	A classic view of the Shoulton Farm settlement.
View 20	P47	Shoulton House Farm looking west from meeting point of paths 571b and 519c	Traditional brick farm buildings of Shoulton House Farm	Pond to centre. Pastureland and Clee Hills	Farm wall to left, Farmhouse to right. Pond to centre foreground. Hills on horizon	View of historic farm buildings and courtyard with backdrop of fields and hills.
View 21	P47	Fields and hills looking NW from Shoulton on path 519c		Historic path and hills	Field boundary to left. Old drover road track to right. Clee Hills on horizon	A good view of the direction of a historic drover road with old hedgerow, backed by the hills to the NW.
View 22	P47	Fields looking west along Green Lane between path 506c to NW and path 509c to SE	Green Street Farm	Open pastoral countryside on western boundary of neighbourhood	Lane boundary to left. Field boundary to right. Green Street farm buildings in middle ground.	The best view of the north-eastern exit from the village showing the pastoral setting of the Shoulton Farms.
View 23	P47	SE from path 573b 'Brum'	Spires of Hallow Church and Primary School	Open fields, trees, and hedges	Trees and hedges to left and right foreground. Spires in centre background	Open, elevated view into the village. Mix of rolling pasture framed by church and school spires. Favoured view from the west.



## **Policy HAL8 – Green Infrastructure Network**

**To be supported development proposals that impact on the green infrastructure network identified on the Policies Map and on Map 13 must demonstrate how new development:**

- a) Avoids significant harm to the following key features of the green infrastructure network:**
  - i. Ecological, historic and landscape character functions of natural habitats;**
  - ii. Drainage and ecological value of the network of watercourses and features; and**
  - iii. The recreational function of existing publicly accessible green space, including footpaths, bridleways, public rights of way.**
- b) Responds to opportunities to incorporate new green infrastructure provision that will enhance the green infrastructure network and/or restore existing green infrastructure that would otherwise be lost from the green infrastructure network, as part of development proposals.**

**Development proposals should demonstrate that consideration has been given to the incorporation of connections and links to the surrounding network of existing green infrastructure.**

**Development that would disrupt or sever the existing green infrastructure network will not be supported.**

**Where new green infrastructure is created as part of a development proposal this should be accompanied by a management plan (secured by a condition) setting out how the resource will be managed and maintained.**

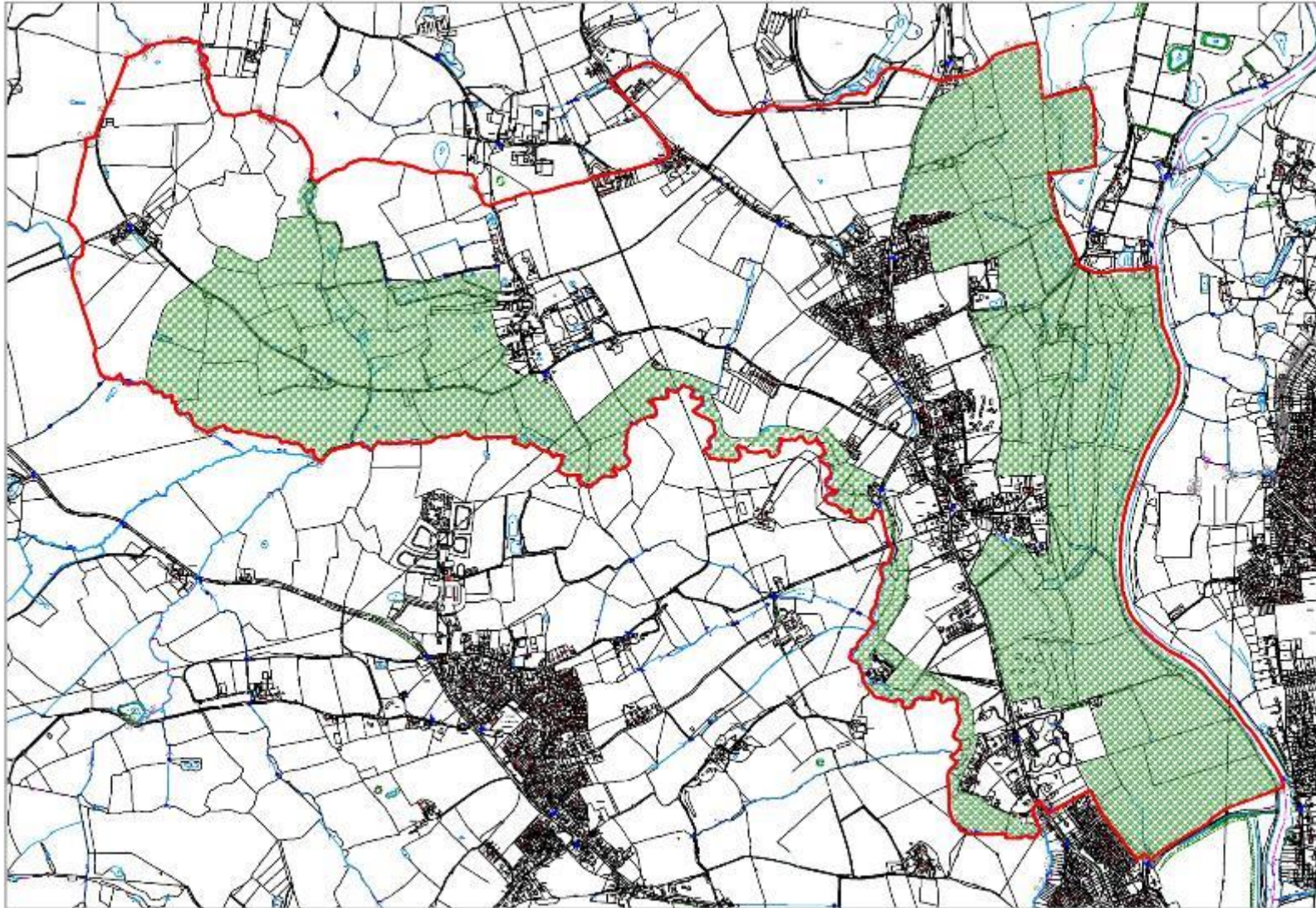
### **Background/Justification**

- 7.21 Green infrastructure (GI) is the network of multi-functional green spaces and water features that delivers a wide range of environmental and quality of life benefits for residents and visitors. The extent of such networks can be seen in Maps 9, 10 and 14 - 16 of the HNDP these show habitat core areas, woodland, ancient and notable trees, and ponds in the neighbourhood area. Running through the area, of course are the key GI networks of the Severn and Laugherne Brook. Using these sources, and the strategic GI approach set out in the Teme Valley and Wyre Forest Environmental Character Area (ECA) and the Severn Meadows Corridor ECA, the neighbourhood areas network of GI assets has been mapped (Policies Map and Map 13).

- 7.22 The strategic GI approach for the Teme Valley and Wyre Forest ECA is to **protect and enhance** GI. The overarching principles identified by the GI partnership are to:
- Enhance stream and river corridors,
  - Protect ancient countryside character,
  - Protect and enhance the ancient woodland habitats of the Wyre Forest; and
  - Enhance and expand acid grassland habitats.
- 7.23 The strategic GI approach for the Severn Meadows corridor ECA is to **protect and restore**. The overarching principle identified by the GI partnership is to protect and enhance the multi-functional Severn River corridor. With regard to this, the landscape and biodiversity priorities identified for the Severn Meadows Corridor ECA are:
- to retain pastoral land use and management regimens that support natural river and flood plain function in the northern parts of the entirely unsettled Riverside Meadows Landscape.
  - to protect and enhance hedgerow field boundaries in a planned enclosure pattern of medium-to-large fields and to seek opportunities to address density and age structure in linear tree belts along hedgerows, ditches, and watercourses.
  - to prioritise protection and enhancement of existing biodiversity interest. In implementing this and delivery to be directed to existing site management and buffering as a first principle, with linking of networks to be applied where practicable; and
  - to restore functional stream corridors, and re-link flood plain corridors, in particular, wet and floodplain grassland, reedbed and wet woodland.
- 7.24 The key attribute of GI is its continuity and connectivity, linking various GI assets to create a network of natural areas that support biodiversity and enable species to move within and between habitats.
- 7.25 Policy HAL8 encourages a comprehensive and integrated way of planning for GI when considering site design and future management. This includes identifying and retaining existing on-site green infrastructure and the functions it performs; restoring degraded and neglected on and related off-site GI; and incorporating new GI or creating new links to the existing GI network.
- 7.26 Given the key attributes of continuity and connectivity development that would lead to the disruption or severance of the existing GI network will not be supported. The *Worcestershire Green Infrastructure Strategy 2013-18* designated the Hallow area as an area where the approach to GI should focus on 'Protect and Invest' in terms of the Strategy's Overall Spatial Approach Plan, with the conclusion Hallow be designated as an area for green infrastructure improvement. The HNBP supports this approach with protection and enhancement being the key principles underpinning Policy HAL8.



**Map 13. Green Infrastructure Network** © Crown copyright and database rights [2020] Ordnance Survey 100055940 Hallow Parish Council (Licensee) License number 100050758.



## Policy HAL9 – Biodiversity

**To be supported development proposals must demonstrate a net gain in biodiversity wherever practical and viable by:**

- a) **Retaining existing wildlife habitats and landscape features (such as watercourses, ponds, unimproved grassland, and orchards) to support biodiversity.**
- b) **Creating new wildlife habitats**
- c) **Including native flora in new planting such as hedgerows, landscaping, and open spaces.**
- d) **Creating a biodiversity-friendly environment by including features such as bat boxes, bird boxes, nest cups, and bee bricks; and**
- e) **By including wildlife friendly boundary treatments that facilitate the movement of species.**

**Development proposals that will result in the loss or deterioration of ancient woodland and ancient or veteran trees identified in Table 9 and Map 14 will not be supported unless there are wholly exceptional reasons, and suitable compensation will be achieved.**

### Background/Justification

- 7.27 Hallow's location on the Severn is part of a wider geography that connects wildlife across Worcestershire and further afield. The valleys are particularly sensitive with development impacts having the potential to be felt well beyond development site boundaries, and indeed the neighbourhood area. Map 15 shows the *Biodiversity Action Plan* core areas and how these relate to wider areas for species dispersal.
- 7.28 Similarly, woodland and hedgerows and trees that make up field boundaries connect the agricultural landscape in the western part of Hallow neighbourhood area to the river corridors to the east (Maps 9 and 10). For example, hedgerows perform an important role acting as links and corridors along which wildlife can travel and disperse. Ponds and watercourses perform a similar function (Map 16). Retaining, maintaining, and re-connecting existing hedgerows is key to the health of the local ecosystem. Hallow's location in the Severn Meadows Corridor and Severn Valley North ECAs is key to its value to wildlife. The river and stream corridors and their associated flood plain meadows and riparian vegetation are part of a much wider network of natural habitats: protecting the areas within Hallow parish is critical to the wider corridors.
- 7.29 To identify notable trees in the neighbourhood area the Woodland Trust's guidance: "*What are Ancient, Veteran, and other trees of special interest?*"<sup>17</sup>

<sup>17</sup> <https://www.woodlandtrust.org.uk/publications/2008/11/what-are-ancient-trees/>



(2008) was used (see Table 9 and Map 14). Using this methodology and by measuring girth the age of tree is then calculated. Each tree was photographed with a person standing at base of tree to verify proportions (see “Folder of Significant Tree Photos” [hallowndp.co.uk](http://hallowndp.co.uk)). The trees around the recreation area do not fit into any of these categories, (they are too young), but are included as they form part of the character and landscape of the recreation area. In addition, The Woodland Trust specify that trees of *special interest* meet the following criteria: an important haven for wildlife; the biggest of their species; historically or culturally important; and these criteria were also applied, e.g., where a local tree was the biggest of its size locally (e.g., the two Oaks on the Pinch public footpath).



*Pinch marker oak*

- 7.30 Incorporating specific measures for wildlife into development ensures that opportunities for foraging, roosting, resting, and nesting are not entirely lost. For example, across the UK the hedgehog population is thought to have declined by more than 30% in the last 10 years, yet simple measures such as new hedgerows and access to and between domestic gardens may help to reverse the downward population trend<sup>18</sup>.
- 7.31 National and strategic planning policy require biodiversity net gain on development sites. The NPPF states that impacts on biodiversity must be minimised and net gains provided, and SWDP Policy 22 seeks to minimise the impact of development and to 'conserve and enhance on-site biodiversity corridors/networks'. Achieving 'biodiversity net gain' means leaving biodiversity in a better state than before development started. The most expedient and appropriate measures for each site should be advised upon by

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<sup>18</sup> Wilson, E. & Wembridge, D. (2018) *The State of Britain's Hedgehogs 2018*. British Hedgehog Preservation Society and People's Trust for Endangered Species. Available at: [https://ptes.org/wp-content/uploads/2018/02/SoBH-2018\\_final.pdf](https://ptes.org/wp-content/uploads/2018/02/SoBH-2018_final.pdf). Accessed on 15/05/2019.



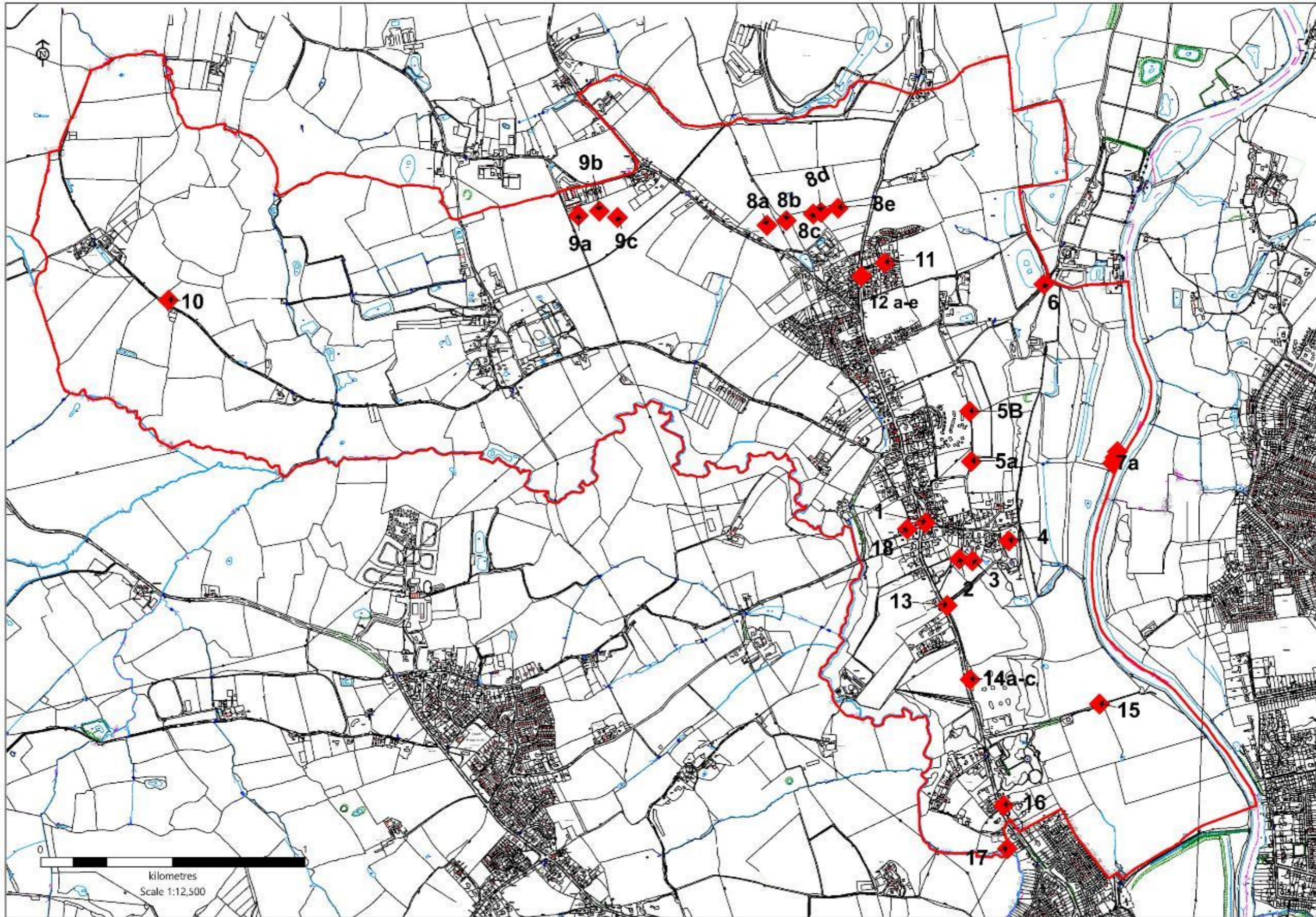
a competent ecologist in a preliminary ecological appraisal that follows published guidelines<sup>19</sup>. Policy SWDP 22 (Biodiversity and Geodiversity) also sets out that development which would compromise the favourable condition or the favourable conservation status of a Grassland Inventory Site (GIS), a Local Wildlife Site (LWS), a Local Geological Site (LGS), an important individual tree or woodland and species or habitats of principal importance recognised in the Biodiversity Action Plan, or listed under Section 41 of the Natural Environment and Rural Communities Act 2006, will only be permitted if the need for and the benefits of the proposed development outweigh the loss.

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<sup>19</sup> CIEEM (2019) *Biodiversity Net Gain. Good Practice Principles for Development: A Practical Guide*. Available at <https://cieem.net/wp-content/uploads/2019/02/C776a-Biodiversity-net-gain.-Good-practice-principles-for-development.-A-practical-guide-web.pdf>, accessed on 23/05/2019.



**Map 14. Significant Trees** © Crown copyright and database rights [2020] Ordnance Survey 100055940 Hallow Parish Council (Licensee) License number 100050758.





**Table 9. Significant Trees** (see also <https://hallowndp.co.uk/useful-links/significant-trees>)

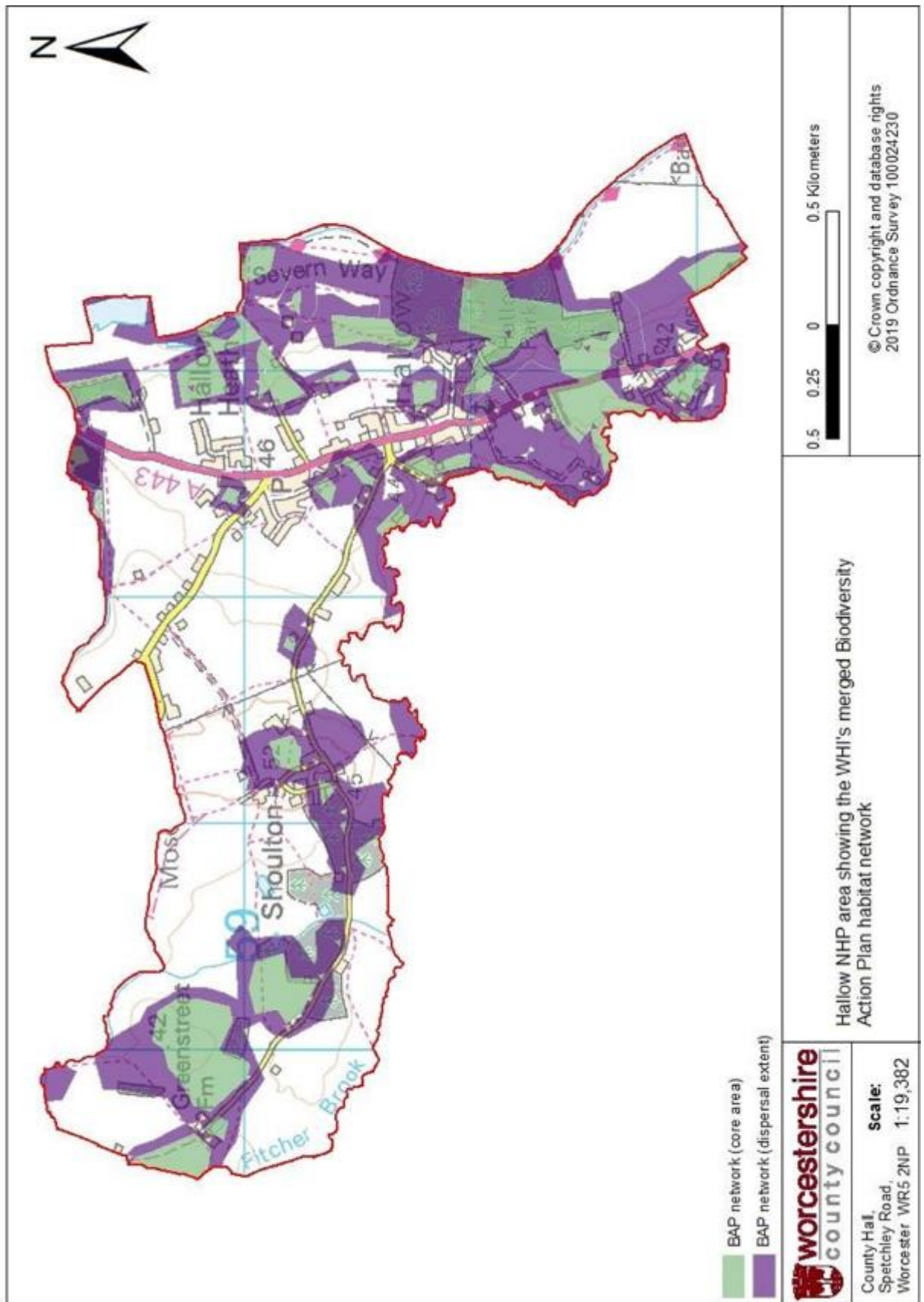
No on map 14	Location No	Title/Description	Girth in metres	Height in metres	Approx. age (years)	OS Grid reference
1	Village Green Largest of three trees in centre of triangular green	Oak	4m	12m	200	SO 82798 58122
2	Border of field adjacent to south side of Church. In second of two sections of field	Oak	4m	8 m (blasted)	200	SO 82925 57985
3	Border of field on south side of Church. At furthest easterly end of field.	Oak	2.5m	11m	100	SO, 82974 57981
4	Old Churchyard at easterly end of Church Lane. Towards the right hand (southerly) edge.	Giant Redwood	4m	12m	200	SO, 83112 58056
5a 5b	Pinch Footpath (545b) to east of new Hayfield development. One centre of field, one to northern edge of field	2 marker Oaks	5-6m	14-15m	350	SO, 82969 58356 SO, 82963 58546
6	Bottom of bridle path 576 b running from Bridles End Cottage towards Camp Inn. Near fishing ponds entrance	Black Poplar (TPO)	4m	15m	200	SO 83245 59025
7a 7b 7c	Footpath along Severn Way section 561b directly east of centre of Hallow	Oaks	2m	10-11m	80	SO 83503 58350 SO 83512 58371 SO 83521 58393
8a 8b 8c 8d 8e	Field to north west of Heath Farm, Moseley Rd running in roughly west to east line across path530c	5 marker Oaks	4m	10-12m	200	SO 82200 59247 SO 82271 59266 SO 82373 59289 SO 82402 59297 SO 82467 59314
9a 9b 9c	Field to west of Mosely Rd crossed by FP 573 b (Brum). Trees lie along edge of house gardens on northern edge of field.	3 Oaks	2.5m	15-20m	100	SO 81485 59285 SO 81564 59302 SO 81634 59275
10	Edge of field to the right at north-western most perimeter of Hallow beyond Shoulton Barns and Spindlewood	Oak	2.5m	20m	100	SO 79939 58967
11	Heath Close at north end of village to right of	Oak (TPO)	1.5m	10m	80	SO 82645 59106

**Table 9. Significant Trees** (see also <https://hallowndp.co.uk/useful-links/significant-trees>)

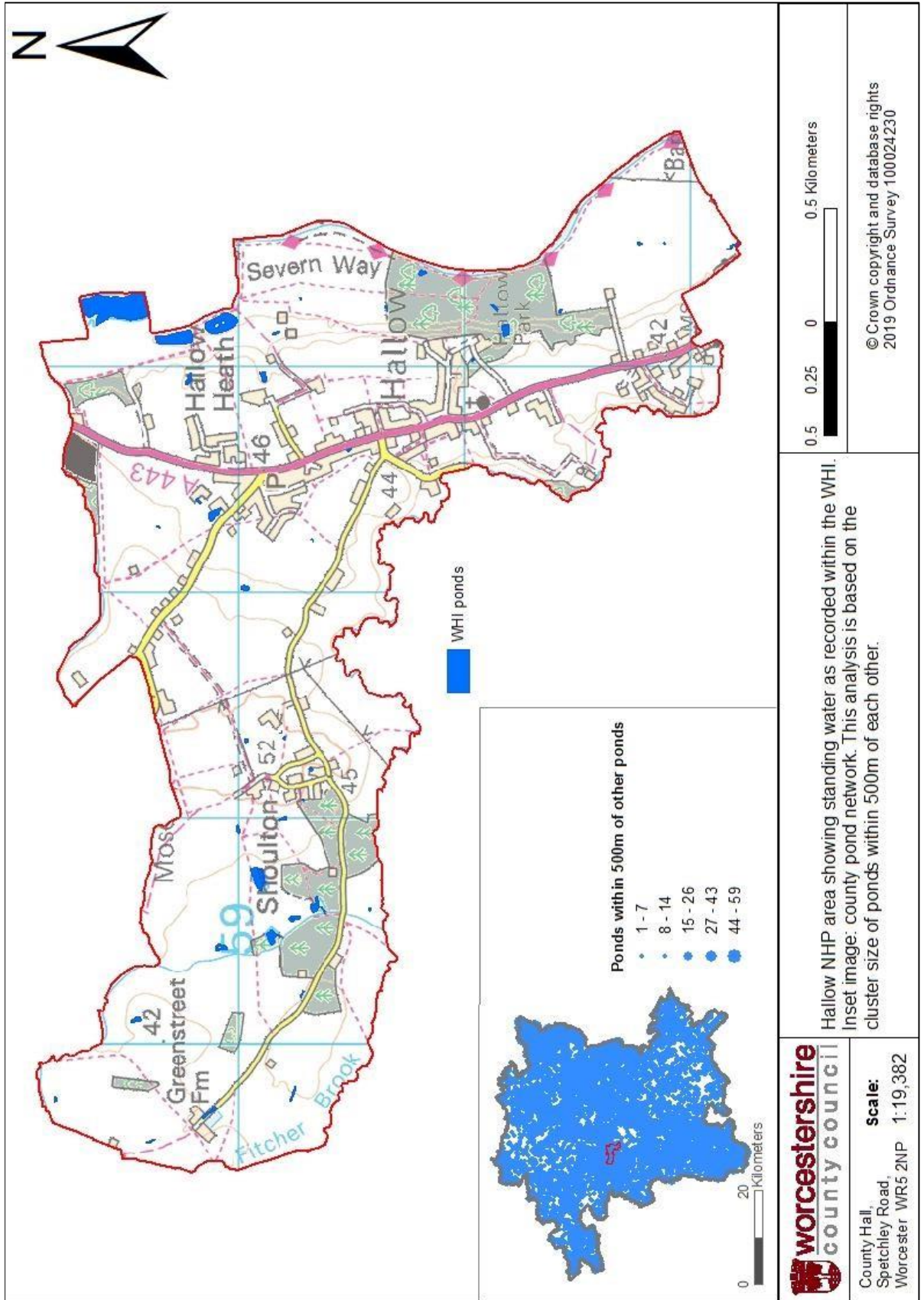
	main road. Tree is situated in the middle of a small green					
<b>12a</b> <b>12b</b> <b>12c</b> <b>12d</b> <b>12e</b>	Verge of main Hallow Rd (A443) by Heath Close to north of village	Group of 5 Limes	1m	9m	80	SO 82557 59056 to SO 82557 58982
<b>13</b>	Hallow Park Drive to east of A443 main road between church and Park Lane	Avenue of Limes	2.5m	12m	150	SO 82878 57813 to SO 82988 57901
<b>14a</b> <b>14b</b> <b>14c</b>	East edge of Hallow Rd (A443) between Park Lane and Parkfield Lane	3 Pine	2m	15m	100	SO 82966 57532
<b>15</b>	Bottom of Fisherman's Path towards River Severn on eastern side of A443 between Park Lane and Parkfield Lane	Oak (recently damaged by high winds)	4-5m	25m	250	SO 83454 57440
<b>16</b>	Grounds of Worcester Gate. Property on eastern side of A443 to south of Parkfield Lane	Pines/Oak (TPO)				SO, 83092 57057
<b>17</b>	Bottom of path 545c by bridge across Laugherne Brook to south west of main road A443	Oak	2m	18m	80	SO 83107 56892
<b>18a</b> <b>18b</b> <b>18c</b>	Edges of recreation ground in south centre of Hallow to west of A443.	Three significant trees (oak, lime, and plane tree) associated with recreation ground.			85	SO 82731 58119 SO 82593 58175 SO82586 58144



**Map 15. Biodiversity Action Plan habitat core areas and mean dispersal extent in Hallow NDP area**



**Map 16. Ponds recorded in Hallow NDP area.** Nb. this map has not been ground-truthed, it is based on interpretation of aerial images taken in 2005.





## **8.0 Community and Recreation Facilities**



### **Neighbourhood Plan Community and Recreation Objective**

**OBJECTIVE 4 - To provide a healthy and stimulating community life for all the people in the area by protecting and enhancing community and recreation facilities.**

### **Policy HAL10 – Community Facilities and Local Shops**

**The following community facilities identified and shown on the Policies Map and Map 17 are protected.**

**HAL10/1 – Church of St Philip and St James  
HAL10/2 – Hallow Parish Hall  
HAL10/3 - The Crown Inn  
HAL10/4 – Hallow Sports and Social Club**

**Proposals that would result in the loss of these community facilities will only be supported if the criteria set out in SWDP Policy 37B are met.**

**Proposals for enhancement of the identified community facilities or new community facilities, or health facilities, will be supported when positively assessed in relation to SWDP Policy 37A.**

**The following local shops identified and shown on the Policies Map and Map 17 will be protected:**

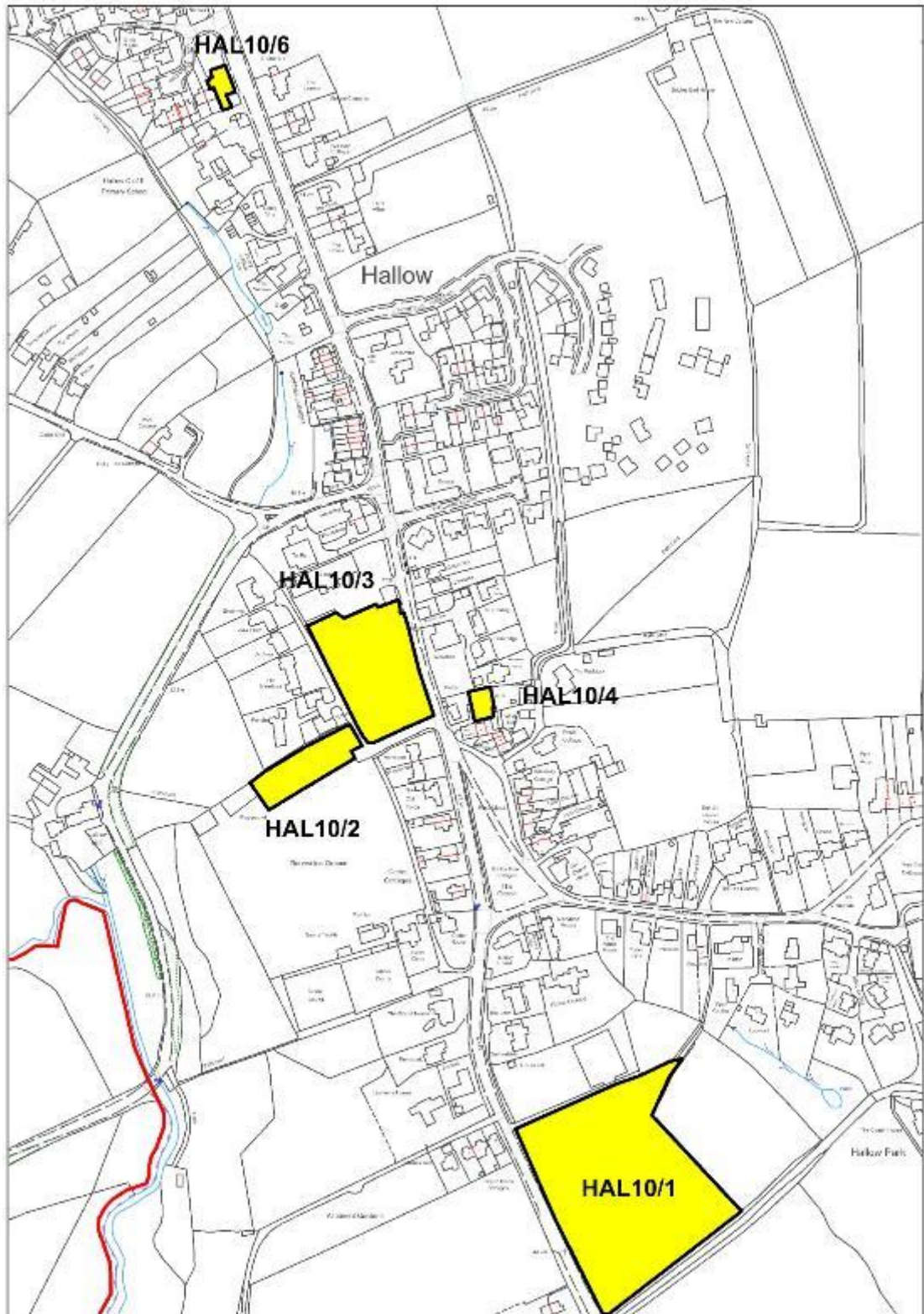
**HAL10/5 - Post Office Stores  
HAL10/6 - Ladygo stores**

**Proposals for change of use of these local shops to non-retail uses will only be supported when consistent with SWDP Policy 10.**

### **Background/Justification**

- 8.1 One of the many reasons that Hallow is such a popular place to live is the sense of community and the large number of community activities it offers. Hallow's community facilities support a wide range of activities and provide places for people to meet and interact. In this way these facilities also help to support healthy lifestyles and promote better mental health. The facilities are all located in Hallow village and serve the wider neighbourhood area.

**Map 17. Community facilities and local shops** © Crown copyright and database rights [2020] Ordnance Survey 100055940 Hallow Parish Council (Licensee) License number 100050758.



8.2 Hallow's community facilities include:

- The church of St Philip and St James open every day from 9 am to early evening. In addition to worship and its own groups, it is used for concerts and other local events.
- Hallow Parish Hall has a capacity of 200. It has a large main hall with stage, a well-equipped kitchen, and facilities for people with disabilities. There is a smaller room used by the playgroup during the day and for evening meetings. There is a large car park. The Hall is adjacent to the children's playground and the playing fields.
- The Crown Inn is the only remaining public house in the neighbourhood area.
- Hallow Sports and Social Club is a private members' club it has a skittle alley, snooker table and a regular bingo night. It holds monthly coffee mornings, open to the community.

8.3 The *Community Survey* showed a high level of support for community facilities (Figure 9), especially Ladygo Stores and Post Office Stores. These local shops are also protected under Policy HAL10.

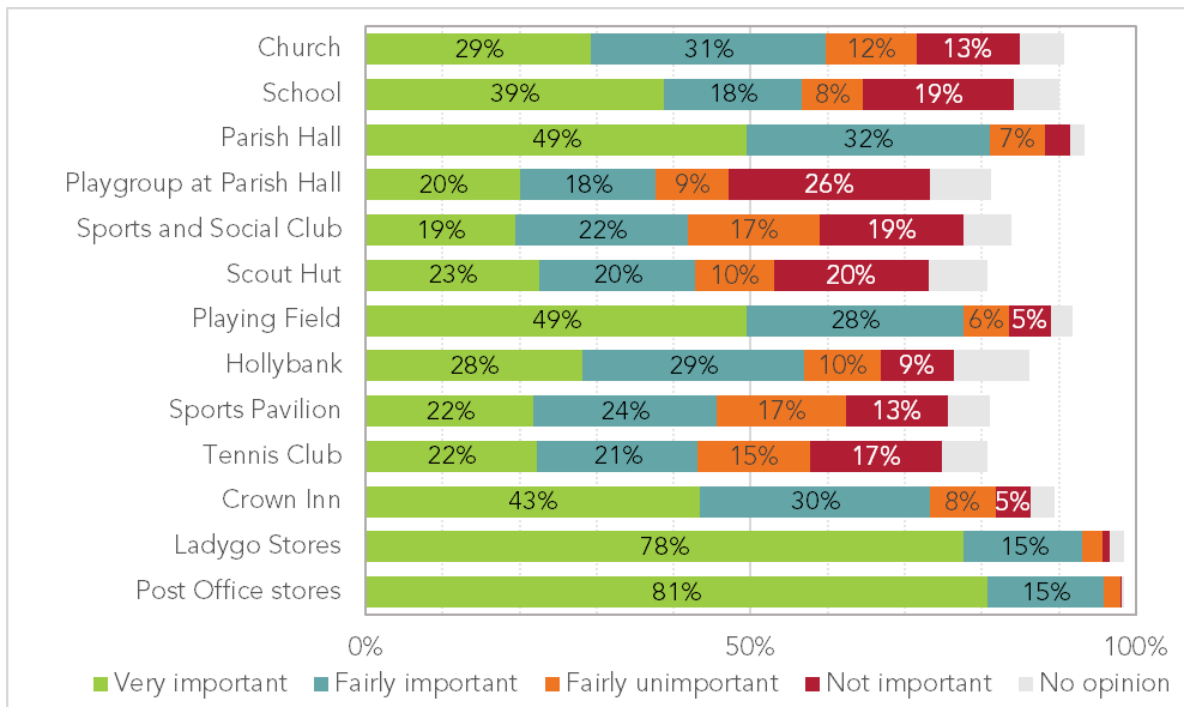


*The Crown Inn*

8.4 Some of the responses on the importance of facilities reflect the age of respondents and the community facilities they use, e.g., playgroup, Sports and Social Club. Focus groups of young people were also facilitated through the Scouts, these demonstrated the importance of existing recreational facilities to younger children, and the need for more facilities for older children.

8.5 Policy HAL10 will help to protect and enhance Hallow's community facilities. The facilities identified in Policy HAL10 are part of the essential glue that helps bring the community together and maintain and create social interaction. This contributes significantly to the health and well-being of those who live in Hallow and the surrounding communities.

**Figure 9. How important are Hallow’s community and recreation facilities to you?** (Source: Community Survey).



**Policy HAL11 – Recreation**

**Development of the recreation facilities HAL11/2 Hollybank and children’s playground and HAL11/5 Allotments, identified on the Policies Map and Map 18 will only be supported when in accordance with Policy SWDP38.**

**Note: facilities HAL11/1 Playing fields and pavilion; HAL11/3 Scout hut; and HAL11/4 Hallow Tennis Club are previously protected by Policy SWDP38.**

**Background/Justification**

- 8.6 Hallow also has a small number of very important recreation facilities (Figure 8 and Map 18). These 5 facilities will be protected so that they can continue to provide the various benefits they provide in terms of relaxation, sport, play, health, well-being, and social interaction. Sport and recreation are keyways of fostering healthy, active lifestyles, helping to reduce things such as obesity and risk of heart disease.
- 8.7 Hallow Playing Fields are leased and managed by Hallow Parish Council from Fields in Trust<sup>2</sup>. They cover an area of 1.82 hectares and include a football pitch, cricket pitch, pavilion and play area and play facilities. The site is used



for the annual Hallow Country Fayre. A fitness boot camp operates on the playing field.

- 8.8 Hallow Tennis Club is situated adjacent to the playing fields and has approximately 100 members.
- 8.9 There is an enclosed playground between the Scout Hut and Parish Hall which is well used and maintained. There is also a play area (Hollybank) north and west of the Playing Fields. This includes a zipwire and single swing. The cycle track and zipwire have had maintenance problems and much of the site is overgrown with nettles and brambles. Hallow Parish Council are actively pursuing ways to address these issues.



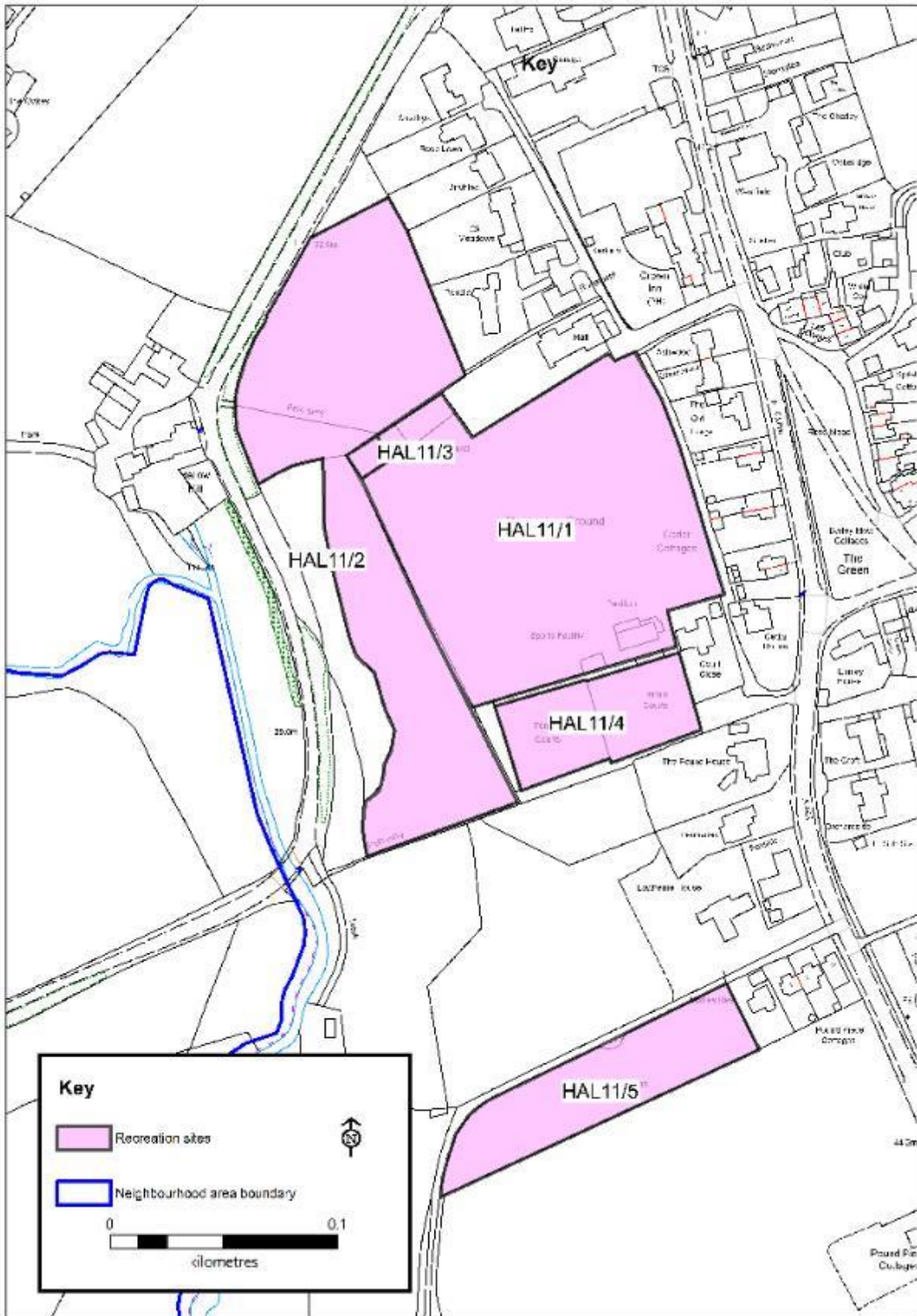
*Allotments with view of the Malverns*

- 8.10 The allotments lie to the south of the village and provide the equivalent of 15 plots (7 full size, 16 half size – only one of which is currently vacant) for local people to grow their own food. The site is well maintained and provides a number of benefits for local people, not least the health benefits of working on the plots and growing a healthy range of fruit and vegetables<sup>20</sup>.
- 8.11 The Parish Council will support improvements to key facilities such as the pavilion and Scout Hut, where they are consistent with SWDP Policy 37A.

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<sup>20</sup> <https://www.malvern hills.gov.uk/documents/10558/125552/OSSR+Report+Nov+07+-+Part+9+Allotment%2C%20Community+Garden%2C%20City+Farm1.pdf/3cde65a5-3a5b-4b73-b5c5-b2f2ee73a9c7>

**Map 18. Recreation facilities** © Crown copyright and database rights [2020] Ordnance Survey 100055940  
Hallow Parish Council (Licensee) License number 100050758.



## **Potential Actions for Parish Council**

### **Protection of community assets**

To support the maintenance of village facilities (shops, schools, public houses, churches, recreational facilities) the Parish Council will nominate or support nomination of local facilities as Assets of Community Value. Once identified such assets, if put up for sale, are subject to a local community opportunity to purchase at market value. There are no Hallow properties currently on the register.

<https://www.malvern hills.gov.uk/community/localism-and-communities/assets-of-community-value> accessed 05/02/20.

## **9.0 Built Heritage.**



## Neighbourhood Plan Built Heritage Objective

**OBJECTIVE 5 – To conserve and enhance the built heritage of the area, including the Conservation Area, designated and non-designated heritage assets and archaeology.**

### Introduction

- 9.1 Much of Hallow village is within a Conservation Area – a designated heritage asset. This is an area of special architectural and historic interest. The heart of the Conservation Area is The Green, a traditional village green. The Green is a community focal point around which the surrounding buildings have grown incrementally over time. These buildings date from many different periods, providing a richness and variety of styles and materials.



*The Green*

- 9.2 In Hallow such incremental additions to the housing stock have resulted in a blend of old and new buildings. These include black and white properties, Tudor houses, and Georgian buildings with occluded windows. Properties were added during the Victorian period and further development occurred between the wars. In the 1970s, there was further expansion in Church Lane with three significant developments of larger red brick dwellings. At the end of Church Lane lie the Hop Kilns and Barns of an historic 18<sup>th</sup> Century farmstead, Park Farm, this formed part of Hallow Park. The Kilns and Barns have been sympathetically converted to dwelling houses.

- 9.3 To the south of the neighbourhood area lies the Hallow Park estate, originally a deer park dating from 1312 and later used by Elizabeth I. This area is recognised as important historical parkland (Lockett, 1997<sup>21</sup>). Subsequently developed as part of a Victorian estate this area has a distinctive character all of its own.

### **Policy HAL12 – Hallow Conservation Area**

**All development should conserve Hallow Conservation Area (Map 19) within the setting of Hallow’s semi-rural character. New development should:**

- a) Maintain the historic pattern of built form and open spaces by respecting the pre-dominant character and architectural style of the historic zone (as identified in the *Hallow Conservation Area Appraisal and Management Strategy* (MHDC 2009), within which the development is situated, such as The Green and Hallow Park.**
- b) Complement and be sympathetic to the scale, height, and massing of existing historic development in the context of both the immediate surrounding area (i.e., the defined zone in which the development is to be situated) and the wider Conservation Area.**
- c) Retain and reflect the fenestration and roof height, design and orientation found in the elevations of the historic zone and adjacent traditional buildings.**
- d) Retain, replace, employ key features such as window openings, sash windows, local detailing, and architectural decoration.**
- e) Retain existing road, street, and lane patterns e.g., Church Lane.**
- f) Use high-quality local and traditional materials sympathetic to the building and historic zone within which the development is situated (these include, but are not limited to, clay tile, brick, render and timber).**
- g) Retain historic building plot and field boundaries, and where these include replacement boundary treatments, such treatments are of good quality and appropriate by way of materials (brick, fencing, hedges), design (informal e.g., hedges and formal e.g., walls) and construction to the building plot and those of adjacent building plots.**
- h) Retain key elements of public realm (e.g., the K6 telephone kiosk) and where new public realm is proposed this should seek to retain the area’s semi-rural character through its design and use of materials. Where opportunities arise removal of unsympathetic elements of the public realm e.g., highway and telecommunications infrastructure.**

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<sup>21</sup> *A survey of historic parks and gardens in Worcestershire* (1997). Published by Hereford and Worcestershire Gardens Trust.

- i) Protect the important views into and out of the Conservation Area and between buildings as identified in the *Hallow Conservation Area Appraisal and Management Strategy*. See also Policy HAL3.**
- j) Retain mature trees, landscaping and hedges, public and private green spaces (including private gardens). Within a building plot the ratio of buildings to open space should be broadly retained to preserve the area's predominant open, green character. If opportunities arise to create new open areas these should use sympathetic materials for their boundaries and surfacing, so that they are appropriate to a semi-rural location and avoid introducing urban designs, styles, and materials; and**
- k) Where possible and appropriate, remove and replace negative features within the Conservation Area that are the product of previous unsympathetic development or alterations, e.g., car parking and drive surfaces, windows, uPVC conservatories, boundary treatments and unsympathetic domestic extensions.**

### **Background/Justification**

- 9.4 Central to the distinctiveness of Hallow is the Conservation Area designated in 1976, Map 19. Conservation Area status gives this area a statutory protection. Also important is the setting of the Conservation Area.



*Tudor Cottage*

- 9.5 The overall character of the village of Hallow is that of a semi-rural village, comprising a rich mix of buildings centred on The Green. The Green is the historic core of Hallow and the heart of the Conservation Area. The Green is surrounded by properties dating from the 17<sup>th</sup>, 18<sup>th</sup>, 19<sup>th</sup>, and early 20<sup>th</sup> centuries. The varied building styles and construction materials reflect the age in which they were built timber framed cottages and later brick-built buildings.

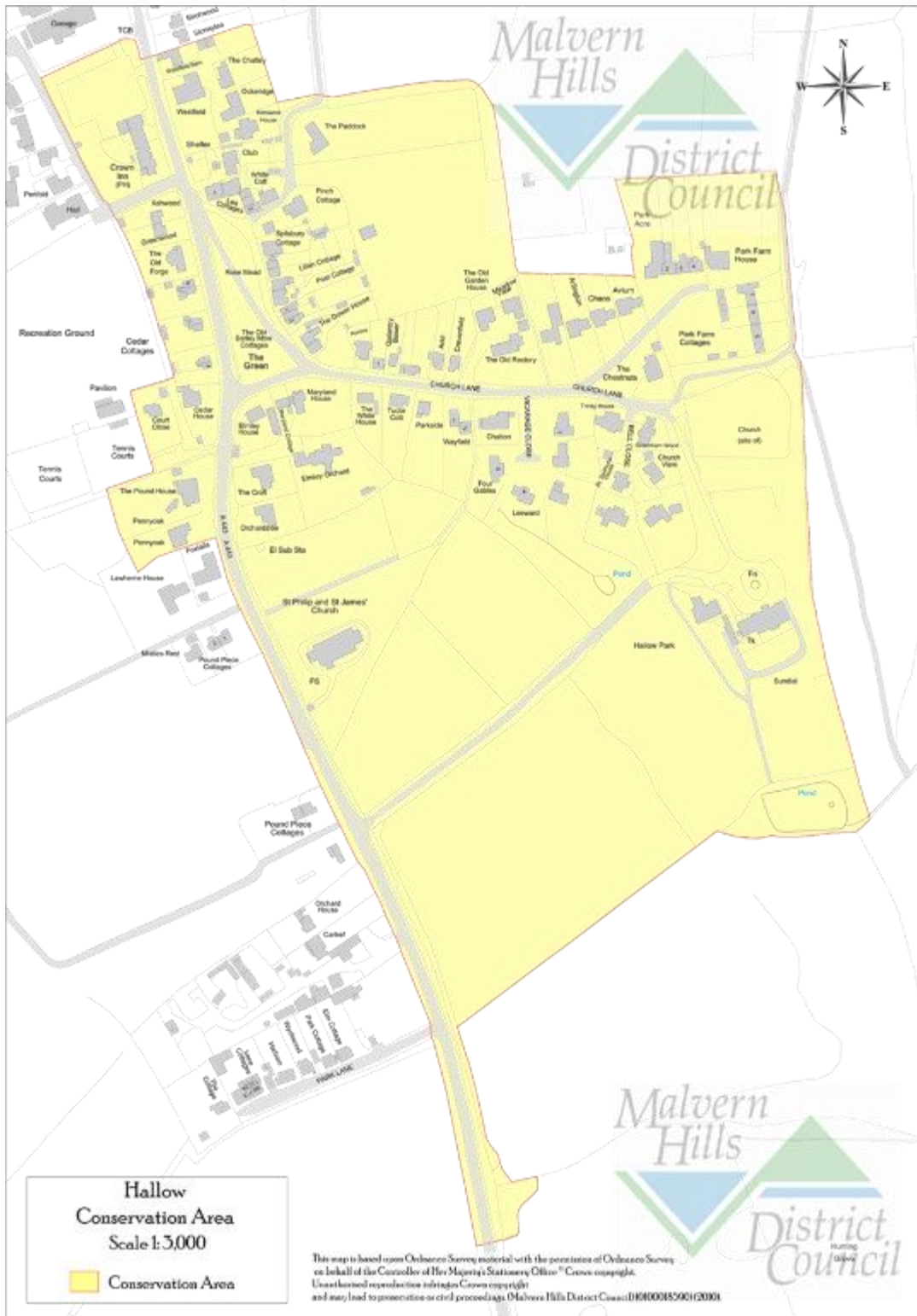
- 9.6 The street pattern of the areas that surround The Green has remained relatively unaltered over time. To the east of The Green older buildings occupy the full width of their plots and appear to jostle for the prime position overlooking The Green itself. This complements the open aspect of The Green that has a variety of mature trees, enabling the area to retain its feeling of semi-rural open spaciousness.
- 9.7 On the west side of Main Road, opposite The Green, the area takes on a different character. The properties known as 1-6 Cedar Cottages are all Victorian brick-built cottages with a uniform architectural style. This contrasts with the individually designed vernacular dwellings on the opposite side of the road. Furthermore, these dwellings all occupy spacious plots with a wide gap between them. Each cottage is set back from the edge of the footway and it is possible to see their front gardens. The spaces between the buildings has ensured that a feeling of open space has been retained.
- 9.8 The large open fields on the western boundary of the Conservation Area are flat, open land, used for a variety of sports. From this viewpoint, there are views through mature trees to the Malvern Hills which rise up above the flat landscape.
- 9.9 During the 20th century, the village expanded east along Church Lane consequently, large, wooded areas were lost to development. Fortunately, these more modern dwellings have been carefully sited amongst the remaining trees. The modern houses have, in the majority of cases, been set back from the public highway and only glimpses of them can be seen. This, coupled with the use of appropriate materials, has helped them to integrate into their setting.



*Lea House*



**Map 19. Hallow Conservation Area** (Source: Malvern Hills District Council)



9.10 Further east of Church Lane open fields with mature trees create a feeling of spaciousness, this area makes a valuable contribution to the character and setting of the Conservation Area.



*Hallow Old Churchyard*

- 9.11 Policy HAL12 has been designed to take account of and to help implement the management strategy for the Conservation Area outlined in *Conservation Area Appraisal and Management Strategy* (MHDC 2009)<sup>22</sup>.
- 9.12 Conserving the built environment and heritage assets of the Conservation Area was strongly supported by residents in the Community Survey, with 76% stating it was 'very important' and 16% as 'fairly important'. Draft policies on development in the Conservation Area were presented at the Public Information Events in September and October 2018, with conservation of historical features receiving support from 50 out of 111 attendees and no objections.
- 9.13 As well as Policy HAL12, applicants should also ensure that development proposals in and affecting the Conservation Area have also been prepared after having regard to the *Hallow Conservation Area and Management Strategy* (MHDC, 2009) and the *Hallow Design Guide*, see Policy HAL3 of the HNDP.

### **Policy HAL13 – Non-designated Heritage Assets**

**To be supported proposals which affect a non-designated heritage asset (a building or structure on the Local List [following adoption by Malvern Hills District Council]) must demonstrate how they protect or enhance the heritage asset.**

**To be supported, the renovation or alteration of a non-designated heritage asset (building or structure) must be designed sensitively, and with careful regard to the heritage asset's historical and architectural interest and setting.**

<sup>22</sup> Hallow: Conservation Area Appraisal and Management Report, 2009. Malvern Hills District Council. <https://www.malvern hills.gov.uk/documents/10558/125552/mhc-planning-hallowadopted.pdf/e9b496a5-32c9-47b7-8483-8fa8e76e8538> ; accessed 23/10/18.

## Background/Justification

- 9.14 Conserving the neighbourhood area's built environment and heritage assets<sup>23</sup> was strongly supported by residents in the *Community Survey*. Hallow's designated heritage assets - Listed Buildings and the Conservation Area are statutorily protected. There are many other buildings, structures, and historic designed landscapes with no statutory protection which the community holds dear and that make a valuable contribution to Hallow's local history, sense of place and quality of life. Such non-designated heritage assets can be a consideration in planning matters.



*Hallow Park*

- 9.15 To identify the area's non-designated heritage assets the following were undertaken:
- Desk-top research and survey.
  - Worcestershire Archive and Archaeology Service were commissioned in 2019 to produce an Historic Environment Record Search (available at: <https://hallowndp.co.uk/wp-content/uploads/2019/06/Historic-search-Hallow-Final120619.pdf>).
  - Background work was conducted by Hallow History Group to identify buildings in Hallow worthy of non-designated asset status, utilising historical search methods and archive material to provide historical details on the buildings; and

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<sup>23</sup> As defined by Historic England at: <https://historicengland.org.uk/advice/hpg/generalintro/heritage-conservation-defined/>

- A walkabout was carried out to survey the built environment of Hallow using the Worcestershire County Council ‘*Your Place Matters Toolkit*’ in November 2018. The day also benefitted from the advice of Martley village NDP lead and a Locality Neighbourhood Planning Champion.

Further information on this work can be found in the Background Paper *Built Environment and Heritage Assets Walkabout Methodology* that accompanies the HNDP. This is available at: <https://hallowndp.co.uk/>

- 9.16 To give non-designated heritage assets a greater level of protection Malvern Hills District is creating a Local List. In support of this work MHDC has produced a *Local List Supplementary Planning Document*<sup>24</sup> (SPD). This SPD provides guidance on how the list will be compiled for Malvern Hills District; the criteria for inclusion of a heritage asset on the list; and the implications of an asset’s inclusion on the list. Using this guidance, a number of potential additions to the Local List have been identified by the Parish Council in Appendix 3. The Parish Council will work with Malvern Hills District to seek to add these heritage assets to the Local List.

### **Policy HAL14 – Archaeological Assets**

**Development proposals should avoid or minimise any conflict with known surface and sub-surface archaeology included in the Worcestershire Historic Environment Record.**

**Proposals should also ensure unknown and potentially significant deposits are identified and appropriately considered during development. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.**

**Where proposals are likely to affect heritage assets with archaeological interest, they should be accompanied by a description informed by available evidence, desk-based assessment and, where appropriate, field evaluation to establish the significance of known or potential heritage assets.**

#### **Background/Justification**

- 9.17 Policy HAL14 seeks to be in general conformity with SWDP 6A and criterion (iv) of SWDP 6A seeks to:

‘conserve and enhance heritage assets, including assets of potential archaeological interest, subject to the provisions of SWDP 24. Their contribution to the character of the landscape or townscape should be

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<sup>24</sup> Local List Supplementary Planning (<https://www.malvern hills.gov.uk/heritage-assets>), Malvern Hills District Council, 2015.



protected in order to sustain the historic quality, sense of place, environmental quality and economic vibrancy of south Worcestershire’.

- 9.18 To support preparation of the HNPD Worcestershire Archive and Archaeology Service have provided a *Historic Environment Record Search* (HERS). The HERS lists the known archaeological remains in the area. The HERS should be consulted when preparing planning applications and is available as a separate Background Document accompanying the HNPD and is available at: <https://hallowndp.co.uk/wp-content/uploads/2020/06/Historic-search-Hallow-Final120619.pdf>
- 9.19 Policy HAL14 also seeks to conserve or enhance known archaeology identified in the HERS. Where there is considered to be potential for archaeological remains, Policy HAL14 may be used to place planning conditions on proposals so that suitable site surveys to identify, or exclude, such potential can be carried out.

### **Supporting Action for Parish Council**

#### **Local List**

Hallow Parish Council will submit to MHDC a list of non-designated heritage assets (Appendix 3) for consideration as additions to the MHDC Local List.

- 9.20 The following list includes known surface and sub-surface archaeology in the parish of Hallow as at April 2021, and included on Map 20.

**Table 10: Known surface and sub-surface archaeology in the parish of Hallow (Source Worcestershire County Council)**

HER Ref	Name	Monument Type	Period
WSM00305	Chapel (Site of), South of Park Farm, Hallow	CHURCH; CHAPEL	POST ROMAN to 19TH CENTURY AD
WSM47948	19th/20th Century Rubbish Dump, Moseley Road, Hallow	MIDDEN	18TH CENTURY AD to 20TH CENTURY AD
WSM07896	Cropmarks, West of Hallow Heath	ENCLOSURE; DITCH	Unknown
WSM07898	Cropmarks, South of Hallow Park	ENCLOSURE	LATE BRONZE AGE to LATE IRON AGE
WSM07899	Cropmarks, South of Camp House, Hallow	ENCLOSURE	LATE BRONZE AGE to LATE IRON AGE

<b>HER Ref</b>	<b>Name</b>	<b>Monument Type</b>	<b>Period</b>
WSM07900	Cropmarks, North of Park Farm, Hallow	ENCLOSURE	Unknown
WSM06072	Enclosures and Trackways, South-West of Sholton, Hallow	ENCLOSURE	Unknown
WSM46089	Site of Medieval cottage, Hallow	HOUSE; TIMBER FRAMED BUILDING	15TH CENTURY AD to 20TH CENTURY AD
WSM46388	Site of Fishpond, Hallow	FISHPOND; MARSH	LATE 11TH CENTURY AD to 19TH CENTURY AD
WSM45508	Graveyard at Old Hallow Churchyard, Hallow	CEMETERY	MEDIEVAL
WSM24585	Hallow, Land at Church Lane	OCCUPATION SITE; SHRUNKEN VILLAGE	POST ROMAN to MEDIEVAL
WSM47321	Royal Oak, Public House, Hallow	BUILDING; PUBLIC HOUSE	19TH CENTURY AD to 21ST CENTURY AD
WSM47323	Site of Cottage, Garden and Well, Shoulton Lane, Hallow	HOUSE; WELL	POST MEDIEVAL to 20TH CENTURY AD
WSM48864	Osier Bed, South of Shoulton Lane, Hallow	OSIER BED	POST MEDIEVAL
WSM48894	Osier Bed, south of Beech Mount House, Broadheath	OSIER BED	POST MEDIEVAL
WSM48919	Osier bed, east of Hill Top Farm, Broadheath	OSIER BED	POST MEDIEVAL
WSM49083	Osier Bed, Thorngrove, Grimley	OSIER BED	POST MEDIEVAL
WSM49088	Osier Bed, South of Park Farm, Grimley	OSIER BED	POST MEDIEVAL
WSM50335	Pond, North East of Little Eastbury, Hallow	POND	18TH CENTURY AD to 21ST CENTURY AD
WSM50336	Pond, East of Little Eastbury, Hallow	POND	POST MEDIEVAL
WSM50337	Pond, East of Little Eastbury, Hallow	POND	POST MEDIEVAL
WSM50338	Pond, East of Little Eastbury, Hallow	POND	POST MEDIEVAL

<b>HER Ref</b>	<b>Name</b>	<b>Monument Type</b>	<b>Period</b>
WSM50339	Osier Bed, East of Little Eastbury, Hallow	OSIER BED	Unknown
WSM12202	Earthworks East of Hallow Park	DITCH; BANK (EARTHWORK)	LATE 11TH CENTURY AD to 18TH CENTURY AD
WSM12203	Ridge and Furrow East of Hallow Park	RIDGE AND FURROW; HOLLOW WAY; DITCH; BANK	LATE 11TH CENTURY AD to 18TH CENTURY AD
WSM12204	Earthworks east of Hallow Park	BANK (EARTHWORK); DITCH	LATE 11TH CENTURY AD to 18TH CENTURY AD
WSM12205	Earthworks east of Hallow Park	HOLLOW WAY; BOUNDARY	LATE 11TH CENTURY AD to 18TH CENTURY AD
WSM12206	Earthworks East of Hallow Park	HOLLOW WAY; BANK (EARTHWORK); DITCH; RIDGE AND FURROW	LATE 11TH CENTURY AD to 18TH CENTURY AD
WSM15108	Parallel Linear Cropmarks, South-East of Moseley, Hallow	ROAD	ROMAN
WSM15109	Cropmarks, South-East of Moseley, Hallow	ENCLOSURE	Unknown
WSM15110	Cropmarks, East of Moseley, Hallow	ENCLOSURE	Unknown
WSM15141	Cropmarks, East of Moseley, Hallow	ENCLOSURE	Unknown
WSM15148	Cropmarks, South West of Heath Farm, Hallow	ENCLOSURE	Unknown
WSM15261	Ridge and Furrow, East of Parkfield, Henwick	RIDGE AND FURROW	MEDIEVAL
WSM56810	Pond, North West of Hallow Park, Hallow	POND	POST MEDIEVAL
WSM56811	Marsh, North West of Hallow Park, Hallow	MARSH	POST MEDIEVAL
WSM56821	Pond, South East of Hunting Grove, Hallow	POND	POST MEDIEVAL to 21ST CENTURY AD
WSM56879	Pond, Greenhill Farm, Hallow	POND	POST MEDIEVAL

HER Ref	Name	Monument Type	Period
WSM56881	Pond, North East of Church Lane, Hallow	POND	POST MEDIEVAL to 21ST CENTURY AD
WSM56882	Pond, South of Green Park, Hallow	POND	POST MEDIEVAL to 21ST CENTURY AD
WSM56883	Marsh, South West of Green Park, Hallow	MARSH	LATE 11TH CENTURY AD to 19TH CENTURY AD
WSM56884	Marsh, North West of Sunnyview, Hallow	MARSH	POST MEDIEVAL
WSM51224	Site of Outfarm South-West of Heath Farm, Hallow	OUTFARM	19TH CENTURY AD to Unknown
WSM51885	Site of Buildings, Heath Farm, Hallow	FARMSTEAD	19TH CENTURY AD to 21ST CENTURY AD
WSM51886	Site of Farm Buildings at Greenhill Farm, Hallow	FARMSTEAD	19TH CENTURY AD to 21ST CENTURY AD
WSM39531	Gravel Pit and Extraction Trackway in Tinker's Coppice, Hallow	GRAVEL PIT; TRACKWAY	POST MEDIEVAL
WSM01171	Hallow Park, Hallow	PARK; SPRING	LATE 11TH CENTURY AD to 19TH CENTURY AD
WSM01193	Site of Pound, Hallow	POUND	POST MEDIEVAL
WSM01198	Lovington Mill, south west of church, Hallow	WATERMILL	LATE 11TH CENTURY AD to 19TH CENTURY AD
WSM20985	Cropmark Enclosure, Elm Cottage, Park Lane, Hallow	ENCLOSURE	Unknown
WSM21277	Park and Garden Building at Thorngrove, Grimley	PARK; GARDEN BUILDING; PARK	18TH CENTURY AD to 19TH CENTURY AD
WSM21279	Cropmarks West of Tinkers Coppice, Hallow	RING DITCH	EARLY NEOLITHIC to LATE IRON AGE
WSM57372	Ridge and Furrow, West of Greenhill Farm, Hallow	RIDGE AND FURROW	MEDIEVAL
WSM69231	Water channels and palaeochannels, Laugherne Brook, Hallow	WATER MEADOW; PALAEOCHANNEL	LATE 11TH CENTURY AD to 19TH CENTURY AD
WSM33961	Site of Holloway Near Church Lane, Hallow	HOLLOW WAY	POST MEDIEVAL to 20TH CENTURY AD



<b>HER Ref</b>	<b>Name</b>	<b>Monument Type</b>	<b>Period</b>
WSM45178	Pond at Greenhill Farm, Hallow	POND	19TH CENTURY AD to 21ST CENTURY AD
WSM29425	Firing Range, adjoining Hallow Park, Hallow	FIRING RANGE	World War Two
WSM29426	Searchlight Battery, South of Moseley Lane, Hallow	SEARCHLIGHT BATTERY	World War Two
WSM31940	Woodland Bank on Boundary of Hallow and Grimley	BOUNDARY BANK	POST MEDIEVAL
WSM31941	Ditch and Hedge Forming East Boundary of Tinkers Coppice	BOUNDARY DITCH	POST MEDIEVAL
WSM33087	Aircraft Landing Obstacles, The Ham, Hallow	AIRCRAFT OBSTRUCTION	World War Two
WSM34431	Ridge and Furrow, Heath Farm, Hallow	RIDGE AND FURROW	LATE 11TH CENTURY AD to 19TH CENTURY AD
WSM06068	Enclosures South of Tinkers Coppice, Hallow	ENCLOSURE	EARLY BRONZE AGE to ROMAN 5TH CENTURY AD
WSM35321	Pond, Shoulton House Farm, Hallow	POND	14TH CENTURY AD to 20TH CENTURY AD
WSM35322	Ridge and Furrow, west of Shoulton House Farm, Hallow	RIDGE AND FURROW	MEDIEVAL
WSM37397	Ridge and Furrow, Land off Coppice Lane, Hallow	RIDGE AND FURROW	LATE 11TH CENTURY AD to 17TH CENTURY AD
WSM42652	Mill Leat, Hallow Mill, Hallow	LEAT	LATE 11TH CENTURY AD to 20TH CENTURY AD
WSM45112	Millpond, Hallow	MILL POND	19TH CENTURY AD to 21ST CENTURY AD
WSM45176	Possible Quarry North of Hallow	QUARRY	LATE 11TH CENTURY AD to 19TH CENTURY AD
WSM45177	Old Clay Pit, East of Greenhill Farm, Hallow	CLAY PIT	POST MEDIEVAL

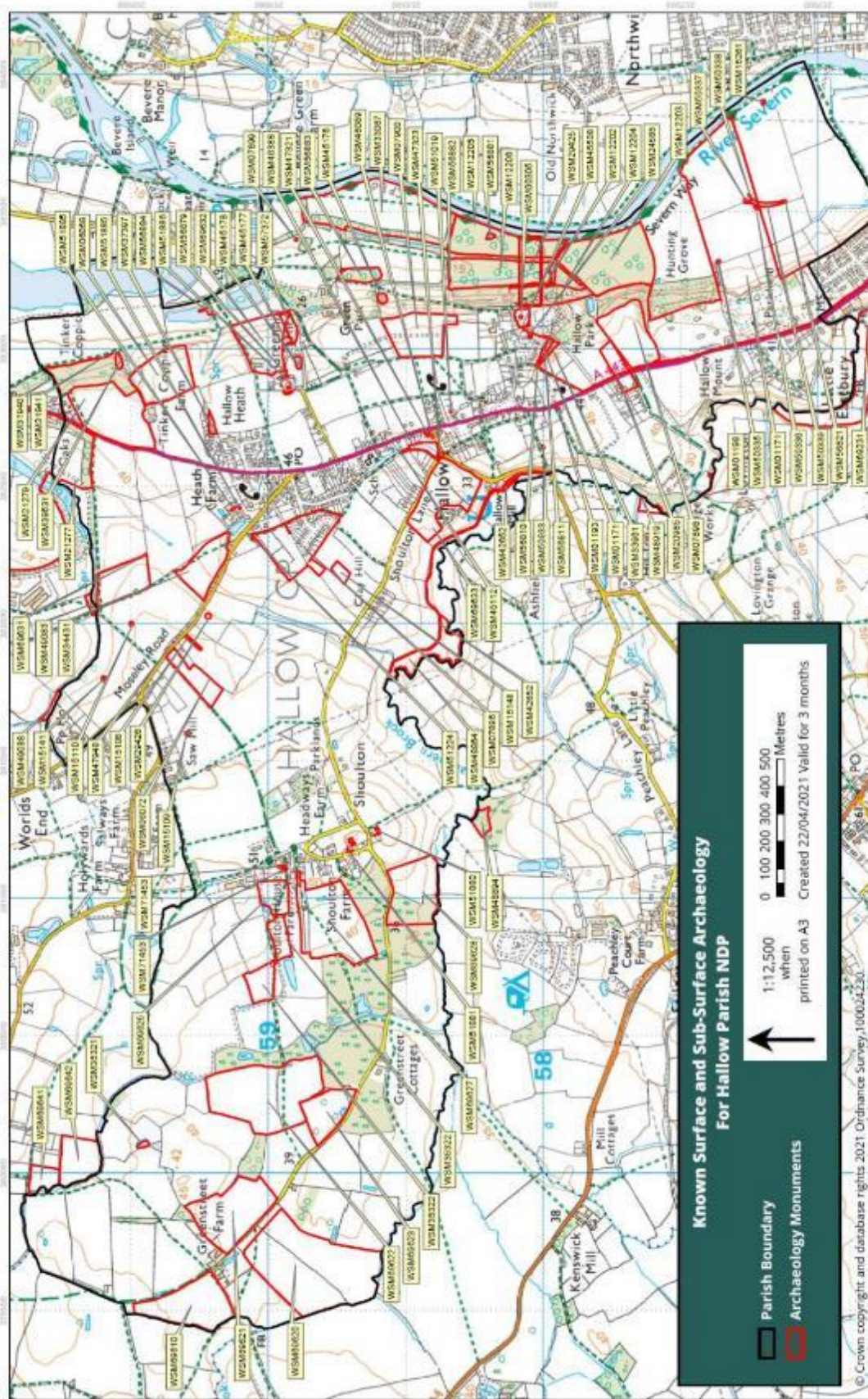
<b>HER Ref</b>	<b>Name</b>	<b>Monument Type</b>	<b>Period</b>
WSM69610	Ridge and furrow earthworks west of Greenstreet Farm, Hallow	RIDGE AND FURROW	MEDIEVAL
WSM69620	Ridge and furrow earthworks south of Greenstreet Farm, Hallow	RIDGE AND FURROW	MEDIEVAL
WSM69621	Ridge and furrow earthworks east of Greenstreet Farm, Hallow	RIDGE AND FURROW	MEDIEVAL
WSM69622	Ridge and furrow earthworks east of Greenstreet Farm, Hallow	RIDGE AND FURROW	MEDIEVAL
WSM69623	Ridge and furrow earthworks east of Greenstreet Farm, Hallow	RIDGE AND FURROW	MEDIEVAL
WSM69625	Ridge and furrow earthworks west of Shoulton House Farm	RIDGE AND FURROW	MEDIEVAL
WSM69627	Ridge and furrow earthworks west of Shoulton Farm	RIDGE AND FURROW	MEDIEVAL
WSM69628	Ridge and furrow earthworks south of Shoulton, Hallow	RIDGE AND FURROW	MEDIEVAL
WSM69631	Ridge and furrow earthworks north of Heath Farm, Moseley, Hallow	RIDGE AND FURROW	MEDIEVAL
WSM69632	Ridge and furrow earthworks east of Greenhill Farm, Hallow	RIDGE AND FURROW	MEDIEVAL
WSM69633	Ridge and furrow earthworks east of Greenhill Farm, Hallow	RIDGE AND FURROW	MEDIEVAL
WSM69641	Ridge and furrow earthworks south of Monkwood Green, Grimley	RIDGE AND FURROW	MEDIEVAL

<b>HER Ref</b>	<b>Name</b>	<b>Monument Type</b>	<b>Period</b>
WSM69642	Ridge and furrow earthworks south of Monkwood Green, Grimley	RIDGE AND FURROW	MEDIEVAL
WSM50933	Site of Field Barn West of Elmley House, Hallow	OUTFARM	19TH CENTURY AD to Unknown
WSM51019	Site of Field Barn North-East of Westfield, Hallow	OUTFARM	19TH CENTURY AD to Unknown
WSM71453	Site of Farm buildings, Shoulton House Farm, Hallow	FARM BUILDING	POST MEDIEVAL
WSM51881	Site of Farm Buildings, Fieldy Farm, Hallow	FARMSTEAD	17TH CENTURY AD to 21ST CENTURY AD
WSM51880	Site of Farm Buildings, Beech Mount Farm (Well Farm), Hallow	FARMSTEAD	17TH CENTURY AD to 21ST CENTURY AD



### Map 20. Known surface and sub-surface archaeology in the parish of Hallow

(Source: Worcestershire County Council)







## **10.0 Transport and Infrastructure**

## **Neighbourhood Plan Transport and Infrastructure Objectives**

### **Transport**

**OBJECTIVE 6 - To maintain and enhance public rights of way and other routes.**

**OBJECTIVE 7 – To improve infrastructure and a mix of land uses that promote more active, healthy forms of travel (walking and cycling) and improved public transport so that Hallow residents have less need to use private motor vehicles.**

### **Utilities**

**OBJECTIVE 8 - To support improvements to local public services and infrastructure and to facilitate access to both high speed broadband and reliable mobile-phone coverage.**

## **Policy HAL15 – Sustainable Transport**

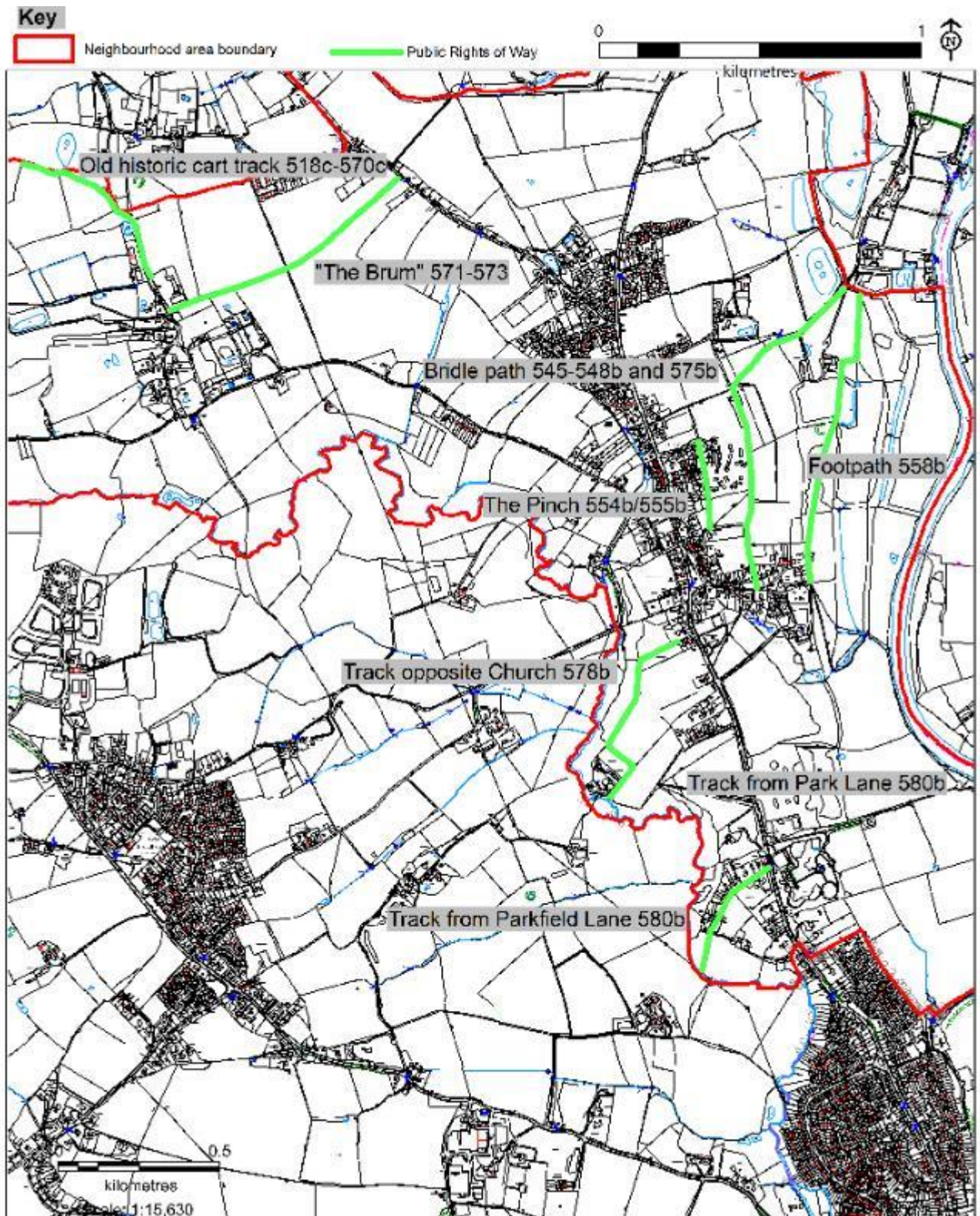
**New development should seek to reduce reliance on the private car and increase opportunities for active travel (use of public transport, walking and cycling) by incorporating measures that improve facilities, infrastructure and the environment for pedestrians, cyclists, public transport and its users. In particular, the following will be supported:**

- i. Provision of a cycle route on the eastern side of the village. This will also form a safe route for children cycling to and from the Primary School. Where relevant and feasible new development should include a marked cycle path to link into this new route.**
- ii. Creation of a dedicated off-road cycle route towards Worcester.**
- iii. Enhanced bus transport infrastructure.**
- iv. Creation of opportunities for shared transport.**
- v. Improved pedestrian and cycle links to key facilities identified in the HNDP.**
- vi. Improvements and new connections to existing Public Rights of Way (PROW) (Table 11, Map 21) and the creation of new PROW.**

### **Background/Justification**

- 10.1 To promote active, healthy lifestyles, a safer environment and reduce congestion and vehicle emissions, thereby improving air quality and reducing climate change impacts, Policy HAL15 seeks to reduce private vehicle use.

**Map 21. Public Right of Way Improvements** © Crown copyright and database rights [2020] Ordnance Survey 100055940 Hallow Parish Council (Licensee) License number 100050758.



10.2 Better facilities for walking, cycling and improved public transport, allied to shared transport, can reduce the number of private car journeys both within and out of Hallow. This will improve quality of life for all residents and



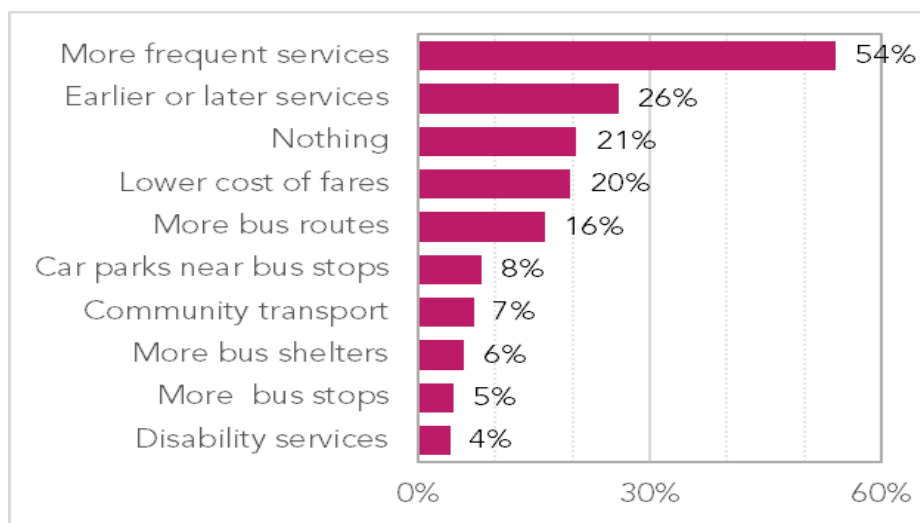
especially for those without access to a private car. Such changes will help foster a strong village community, allowing for shorter journeys to be made by a wider range of people, in a safer and more relaxed environment. Becoming less reliant on the private car will increase opportunities for healthier lifestyles (more walking and cycling) and create a safer, cleaner environment. Private vehicles are the single largest source of emissions to air in the area.



*Example of parking problems outside Ladygo Stores and Hallow School*

- 10.3 The Hallow *Community Survey* showed that road safety improvement was the most urgent need, and this was supported by numerous free text comments on the topic, 77% cited the need for footpath improvements.
- 10.4 A keyway in which private car use can be reduce is through better bus transport provision, Figure 10. The *Community Survey* showed that nearly half of the residents never use bus services. More frequent services were cited as the most likely factor to encourage more usage, although 21% of respondents said that nothing would encourage them to use the bus.
- 10.5 Improvements to cycling provision can help to achieve the same aims. For this reason, Policy HAL15 seeks to improve off-road cycling infrastructure.

**Figure 10. What would encourage you to use the bus services more often?** (Source: Community Survey)



10.6 The neighbourhood area already benefits from a number of PROWs which provide access to the surrounding countryside and links to the area's history. Table 11 summarises PROWs of particular significance to the local community and they are mapped on Worcestershire County Council's web site (<https://gis.worcestershire.gov.uk/website/Countryside/>). Improvements to the existing PROW network and the creation of new PROW will be supported.

**Table 11. Public Rights of Way**

Title/Description	Access	History	Use
<b>Path 'The Brum' 571-573</b>	Accessible from Moseley Road and Shoulton Road, 15 mins from north west end of village	Rural path with historic ties and much used by walkers as elevation provides good views in all directions	Used by local walkers for recreation and birdwatching
<b>Old historic Cart Track 518c, 570c</b>	Accessible from end of Shoulton Lane/Brum footpath 15 mins from north west end of village	Historic road from 1770s	Local route appearing in 1770 maps and reference in historic accounts
<b>Track from opposite Church 578b</b>	Accessible from Main Road Centre of village	Track to historic 1770s mill on Laugherne Brook	Track 578b provides access to the allotments.
<b>Track from Park Lane 580b</b>	Accessible from Main Road 5 mins from centre of village	Track to historic 1770s mill on Laugherne Brook	Used for recreation by walkers, linking to Laugherne Brook and Lower Broadheath.
<b>Track from Parkfield Lane 568c</b>	Accessible from Main Road 10 mins from centre of village	Track to historic 1770s mill on Laugherne Brook	Used for recreation by walkers, linking to Laugherne Brook and Lower Broadheath.
<b>Footpath 'The Pinch' 554b/555b</b>	Path from village green towards Grimley	Historic links to strip farming; mature oak trees act as old path markers. Old hedgerows	Part of well-used circular walk around village

Title/Description	Access	History	Use
<b>Footpath 558b</b>	Central, access from Church Road	Path to Grimley past historic Park Farmhouse. Layered hedge. Abundant wildlife including fox, muntjac, roe deer and wildflowers.	Well-trodden path for local nature lovers and walkers
<b>Bridle path adjacent to 'GGG' land 545-548b, 575b</b>	Part of path from Hallow to Grimley	Bridle path with historic links for Oast Houses in Church Road and river.	Part of popular local circular walk

**Supporting Action for Parish Council**

**Improved bus services**

To work with Worcestershire County Council and service providers to improve the frequency of services serving Hallow.

## **11.0 Monitoring and Review**



- 11.1 Hallow Parish Council will regularly monitor progress in implementing the HNDP. When new issues are identified, policies are found to be out of date or in need of change (for example due to changing national or strategic planning policy), the Parish Council, in consultation with Malvern Hills District Council, may decide to update part or all the plan.

# **Glossary of Terms**

**Accessibility:** The extent to which employment, goods and services are made easily available to people, either through close proximity, or through providing the required physical links to enable people to go to locations where they are available.

**Active travel:** This means making journeys by physically active means, like walking or cycling. These are usually short journeys, like walking to the shops, walking the kids to school, cycling to work, or cycling to the station to catch a commuter train.

**Affordable housing:** housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) **Discounted market sales housing** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) **Other affordable routes to home ownership** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to Government or the relevant authority specified in the funding agreement.

**Ancient Woodlands:** These are defined as areas where there is believed to have been continuous woodland cover since at least 1600 AD. It can include both ancient semi natural and ancient replanted woodlands. They are irreplaceable habitats.

**Biodiversity:** The variety of plants, animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity.

**Brownfield Land:** See definition for Previously Developed Land.

**Connectivity:** The linkages that exist between key locations.

**Design and Access Statement (DAS):** A short report accompanying and supporting a planning application. They provide a framework for applicants to explain how a proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users.

**Designated Heritage Asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Development Boundary:** A boundary drawn around the of existing built development in a village. This planning policy tool is used in the South Worcestershire Development Plan to set out where new development, i.e., within the development boundary, may be acceptable in principle.

**Development Plan Document (DPD):** These are planning documents forming part of the Local Development Framework (LDF) and which have a status of being part of the development plan. In order to acquire this status, they will be subject to independent scrutiny through a public examination. Certain documents within the LDF must be DPDs, for example the South Worcestershire Development Plan (SWDP), Site Specific Allocations of land and Area Action Plan where produced. There must also be an adopted Policies Map which may be varied as successive DPDs are adopted. Current Local Planning Regulations no longer use the term DPD and refer to Local Plans instead.

**Dwelling:** A self-contained building or part of a building used as a residential accommodation, and usually housing a single household. A dwelling may be a house, bungalow, flat, maisonette or residentially converted farm building.

**Environment Agency:** This is a Public Body that is responsible for protecting and improving the environment of England and Wales, and for protecting communities from the risk of flooding and managing water resources. They are consulted throughout the plan making and decision-making process in order to promote sustainable development.

**Evidence Base:** The information and data gathered to justify the policy approach set out in the Neighbourhood Plan including physical, economic, and social characteristics of an area. It consists of consultation responses and the finding of technical studies.



**Greenfield Land:** Land which has not previously been developed, including land in agriculture or forestry and land in built up areas used for outdoor sport and recreation (including public and private open space and allotments).

**Green Infrastructure:** A strategically planned and delivered network of high-quality green spaces and other environmental features. It is designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments, and private gardens.

**Habitats Regulations Assessment (HRA):** The process that competent authorities must undertake to consider whether a proposed development plan or programme is likely to have significant effects on a European site designated for its nature conservation interest.

**Historic Environment Record (HERS):** A source of, and signpost to, information relating to landscapes, buildings, monuments, sites, places, areas, and archaeological finds spanning more than 700,000 years of human endeavour. Based mainly in local authorities, they are used for planning and development control, but they also fulfil an educational role.

**Landscape and Visual Impact Assessment (LVIA):** A study to identify the effects of new development on views and the landscape.

**Local Development Documents (LDDs):** Any document prepared by a local planning authority individually or with other local planning authorities which deals with one or more of the following:

- the development and use of land.
- the allocation of sites for a particular form of development or use.
- environmental, social, design and economic objectives relevant to the development and use of land; and
- development management and site allocations policies which guide the determination of planning applications.

LDDs are referred to in the Regulations as Local Plans and this is the term commonly used in the Joint Core Strategy.

**Local Development Framework (LDF):** The name for the portfolio of Local Development Documents. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports. Together these documents provide the framework for delivering the spatial planning strategy for a local authority area and may also include local development orders and simplified planning zones. The National Planning Policy Framework no longer refers to LDFs and uses the term 'Local Plan' instead.

**Local Plan:** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current Core Strategies and other planning policies which under

the Regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

**Memorandum of Understanding (MOU):** A type of agreement between two (bilateral) or more (multilateral) parties. It expresses a convergence of will between the parties, indicating an intended common line of action.

**Mode:** The type of transport being used for a journey.

**National Character Area (NCA)** A natural subdivision of England based on a combination of landscape, biodiversity, geodiversity, and economic activity. There are 159 National Character Areas, and they follow natural, rather than administrative, boundaries. They are defined by Natural England, the UK government's advisors on the natural environment.

**National Planning Policy Framework (NPPF):** This document sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

**National Planning Practice Guidance (NPPG):** A web-based resource which brings together **planning guidance** on various topics into one place. It was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning.

**Non-designated heritage assets:** Buildings, monuments, sites, places, areas, or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.

**Physical Infrastructure:** Includes existing and future development required to support utilities, transport, and waste management.

**Previously Developed Land (PDL):** Land which is or was occupied by a permanent structure (excluding agricultural and forestry buildings) and associated fixed surface infrastructure, including the curtilage of (land attached to) buildings. It includes defence buildings and land used for mineral or waste extraction when there is no requirement for subsequent restoration. Land in built up areas such as private residential gardens, parks, recreation grounds and allotments are not considered as PDL. PDL is still commonly referred to as brownfield land.

**Public Realm:** Areas available for everyone to use, including streets, squares, and parks.

**Section 106 Agreement/Contribution:** Refers to Section 106 of the Town and Country Planning Act 1990 and is a legally binding agreement or planning obligation with a landowner in association with the granting of planning permission. These agreements are a way of delivering or addressing matters that are necessary to make a development acceptable in planning terms. They are increasingly used to

support the provision of services and infrastructure, such as highways, recreational facilities, education, health, and affordable housing.

**Significant Gap:** A local planning designation intended to protect the settings and separate identities of settlements by helping to avoid coalescence; retaining the existing settlement pattern through maintaining the openness of the land; and securing the quality-of-life benefits of having open land close to where people live. For example, the Significant Gap separating Hallow and Worcester.

**Social Infrastructure:** Includes education, healthcare, sports facilities, cultural and community facilities.

**Strategic Environment Assessment (SEA):** A generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use.

**Strategic Housing Market Assessment (SHMA):** A technical study which assesses housing need and demand across a defined market area, and which is used to inform housing and planning policies.

**Supplementary Planning Document (SPD):** Provides additional guidance on matters covered by a DPD/ Local Plan. They will be an important consideration in determining planning applications.

**Sustainable Development:** Development which meets the needs of the present, without compromising the ability of future generations to meet their own needs.

**Topography:** The gradient and variations in height within a landscape.

**Tree Preservation Order (TPO):** An order made by a local planning authority to protect specific trees, groups of trees or woodlands in the interests of amenity. An TPO prohibits the:

- cutting down
- topping
- lopping
- uprooting
- wilful damage
- wilful destruction

of trees without the local planning authority's written consent. If consent is given, it can be subject to conditions which have to be followed.

**Viability Appraisal:** An assessment of a proposed development to ensure all elements for the development, including required infrastructure and any required financial contributions can be successfully delivered in an economic context.

# Appendices





## Appendix 1 - National Heritage List for England

### Pool Corner

List Entry Number: 1078232

Heritage Category: Listing Grade: II

Location: Pool Corner, Shoulton, Hallow, Worcester, WR2 6PX, SHOULTON, Hallow, Malvern Hills, Worcestershire

### FORGE COTTAGE

List Entry Number: 1082913

Heritage Category: Listing

Grade: II

Location: FORGE COTTAGE, A443, Hallow, Malvern Hills, Worcestershire

### THE HOLLIES

List Entry Number: 1082914

Heritage Category: Listing

Grade: II

Location: THE HOLLIES, A443, Hallow, Malvern Hills, Worcestershire

### FOUNTAIN IN GARDENS AT PARKFIELD

List Entry Number: 1082915

Heritage Category: Listing

Grade: II

Location: FOUNTAIN IN GARDENS AT PARKFIELD, A443, Hallow, Malvern Hills, Worcestershire

### SUMMER HOUSE IN GARDENS AT PARKFIELD

List Entry Number: 1082916

Heritage Category: Listing

Grade: II

Location: SUMMER HOUSE IN GARDENS AT PARKFIELD, A443, Hallow, Malvern Hills, Worcestershire

### WINDSOR COTTAGE

List Entry Number: 1082917

Heritage Category: Listing

Grade: II

Location: WINDSOR COTTAGE, A443, Hallow, Malvern Hills, Worcestershire

### PARK FARM COTTAGES

List Entry Number: 1082918

Heritage Category: Listing

Grade: II

Location: PARK FARM COTTAGES, 1-4, CHURCH LANE, Hallow, Malvern Hills, Worcestershire

### **TUDOR COTTAGE**

List Entry Number: 1082919

Heritage Category: Listing

Grade: II

Location: TUDOR COTTAGE, CHURCH LANE, Hallow, Malvern Hills, Worcestershire

### **BEECHMOUNT HOUSE**

List Entry Number: 1082920

Heritage Category: Listing

Grade: II

Location: BEECHMOUNT HOUSE, SHOULTON, Hallow, Malvern Hills, Worcestershire

### **THE CROWN PUBLIC HOUSE AND ATTACHED OUTBUILDING**

List Entry Number: 1082956

Heritage Category: Listing

Grade: II

Location: THE CROWN PUBLIC HOUSE AND ATTACHED OUTBUILDING, A443, Hallow, Malvern Hills, Worcestershire

### **Headways Farmhouse**

List Entry Number: 1262229

Heritage Category: Listing

Grade: II

Location: Headways Farmhouse, Shoulton, Hallow, Worcester, WR2 6PX, SHOULTON, Hallow, Malvern Hills, Worcestershire

### **Old Dovecote**

List Entry Number: 1262235

Heritage Category: Listing

Grade: II

Location: Old Dovecote, Shoulton, Hallow, Worcester, WR2 6PX, SHOULTON, Hallow, Malvern Hills, Worcestershire

### **LEA COTTAGES**

List Entry Number: 1301964

Heritage Category: Listing

Grade: II

Location: LEA COTTAGES, 1, 2 AND 3, THE GREEN, Hallow, Malvern Hills, Worcestershire

**SHOULTON COTTAGE**

List Entry Number: 1301968

Heritage Category: Listing

Grade: II

Location: SHOULTON COTTAGE, SHOULTON, Hallow, Malvern Hills, Worcestershire

**CAREY VILLA**

List Entry Number: 1302012

Heritage Category: Listing

Grade: II

Location: CAREY VILLA, A443, Hallow, Malvern Hills, Worcestershire

**CHURCH OF ST PHILIP AND ST JAMES**

List Entry Number: 1349353

Heritage Category: Listing

Grade: II\*

Location: CHURCH OF ST PHILIP AND ST JAMES, A443, Hallow, Malvern Hills, Worcestershire

**HALLOW SCHOOL**

List Entry Number: 1349372

Heritage Category: Listing

Grade: II

Location: HALLOW SCHOOL, A443, Hallow, Malvern Hills, Worcestershire

**GAMES PAVILION IN GARDENS AT PARKFIELD**

List Entry Number: 1349373

Heritage Category: Listing

Grade: II

Location: GAMES PAVILION IN GARDENS AT PARKFIELD, A443, Hallow, Malvern Hills, Worcestershire

**PARKFIELD NURSERIES**

List Entry Number: 1349374

Heritage Category: Listing

Grade: II

Location: PARKFIELD NURSERIES, A443, Hallow, Malvern Hills, Worcestershire

**PARK FARMHOUSE**

List Entry Number: 1349375

Heritage Category: Listing

Grade: II

Location: PARK FARMHOUSE, CHURCH LANE, Hallow, Malvern Hills, Worcestershire



**GREENSTREET FARMHOUSE**

**List Entry Number: 1349376**

**Heritage Category: Listing**

**Grade: II**

**Location: GREENSTREET FARMHOUSE, GREEN STREET, Hallow, Malvern Hills, Worcestershire**

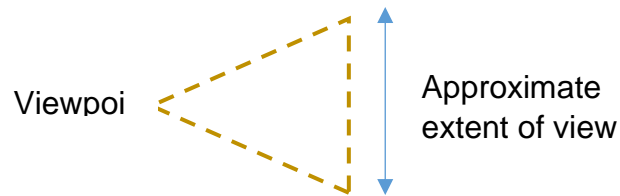
## Appendix 2 – Important Views

The 23 important views to be considered against Policy HAL7 are identified on the following pages. These include a description and photograph of each view and a map to show the approximate viewpoint and extent of the view.

The viewpoint is shown with the following notation:



The extent of the view is shown as follows, with the apex of the triangle indicating the approximate position of the viewpoint and the base of the triangle the approximate extent of the view:



## Views 1, 2 and 3 south of Hallow.

### View 1 Pastureland from Parkfield Lane

Open view of pastureland and 19th Century brick granary marking southern edge of neighbourhood area.



### View 2 East down the 'historic salt path'.

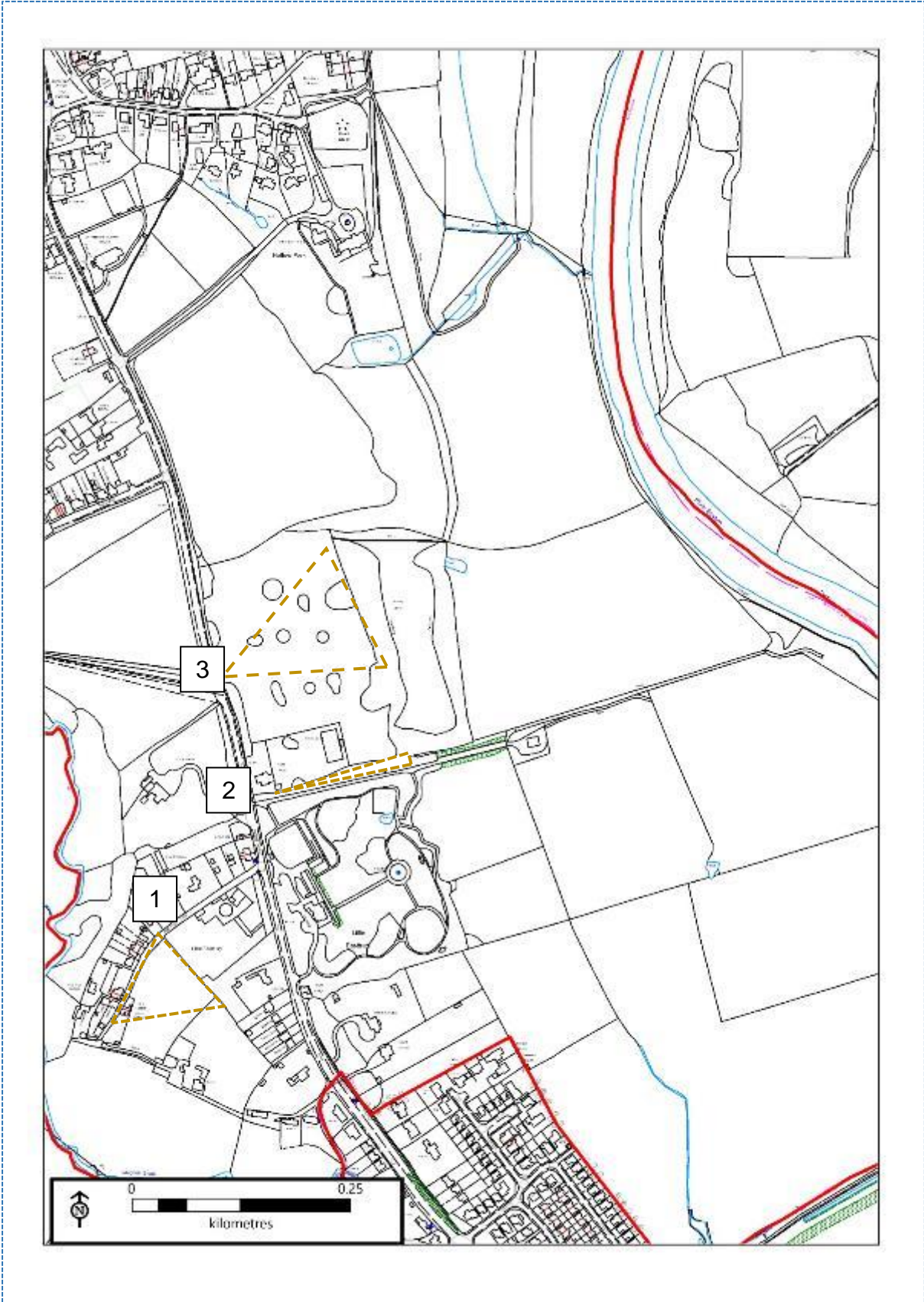
Tree-lined path sloping down to river used by fishermen. Said to be part of a historic salt path running across the river from Droitwich. Natural tree tunnel with pine, lime, and redwood. Some specimens over 150 years old.



### View 3 of Parkland from Main Road

View of historic 'hunting grove' developed as part of Parkfield House. Best collection of mature specimen trees around the village.





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## Views 4 and 5 in and out of Hallow village.



### **View 4 Out of the Village to the Malverns.**

Looking south west from 19th Century Park Lane cottages towards the Malverns, ancient hills of outstanding natural beauty.

Undulating pastureland crosses to Lovington Farm and Eastbury Manor dating from the 17th Century.

Hedgerows of Hallow Mount to the left of the view and Park Lane to the right provide boundaries.

### **View 5 Into the Village**

Looking north into Hallow near the junction of Park Lane and the A443.

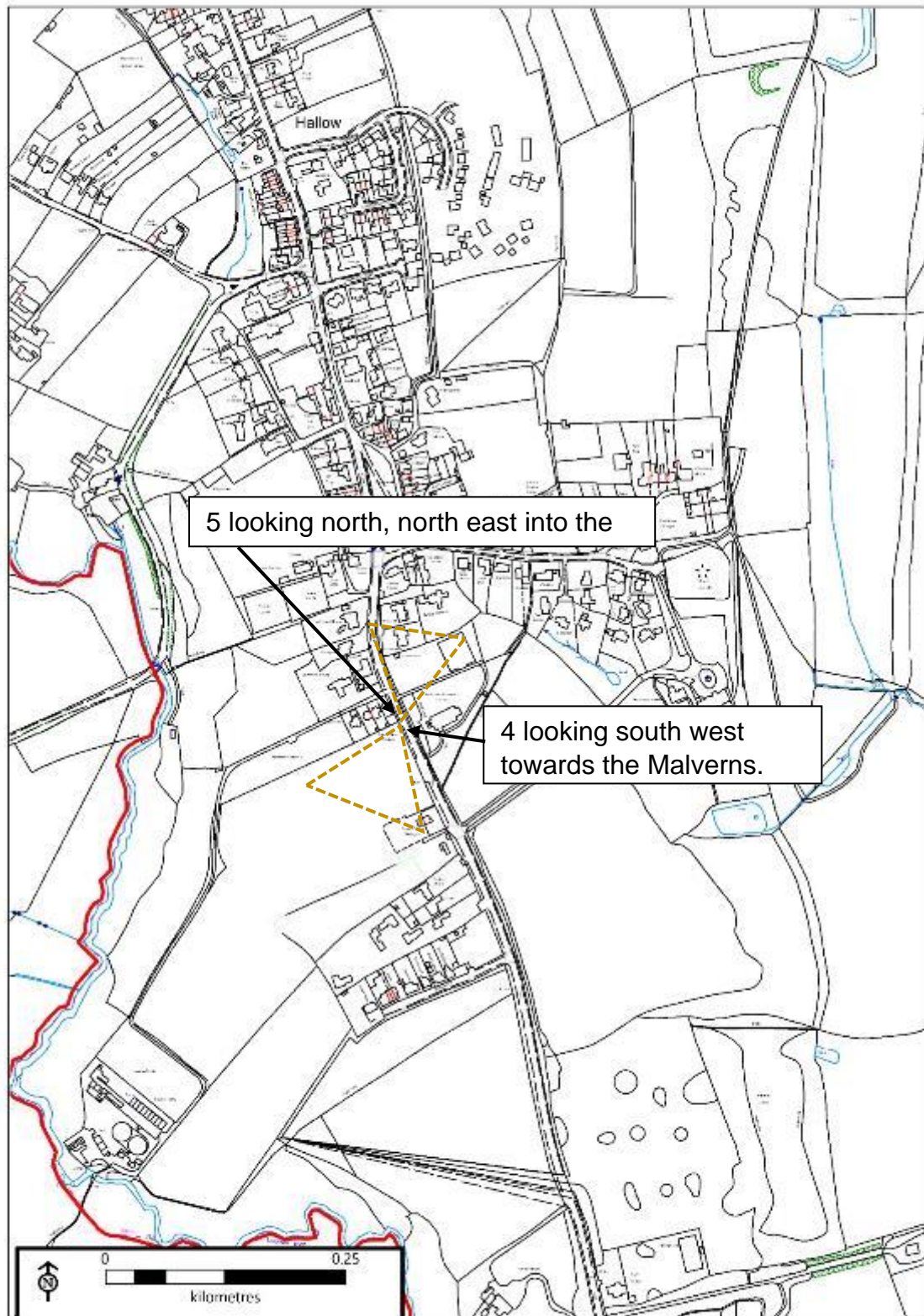
Cottages on the left of the view and mature trees on the right frame an iconic view of the grade 2 listed Church.

This view signifies 'arrival' in the village from









## Views 6 and 7 around and of the Church

### **View 6 North east from path 577b above Laugherne Brook.**

A clear view of the listed Church from the west with allotments and open space. Lying on historic footpath to old Laugherne Brook mills. Asparagus field and allotments in foreground. Hedgerow to left; Church directly ahead in background; telegraph poles to right.

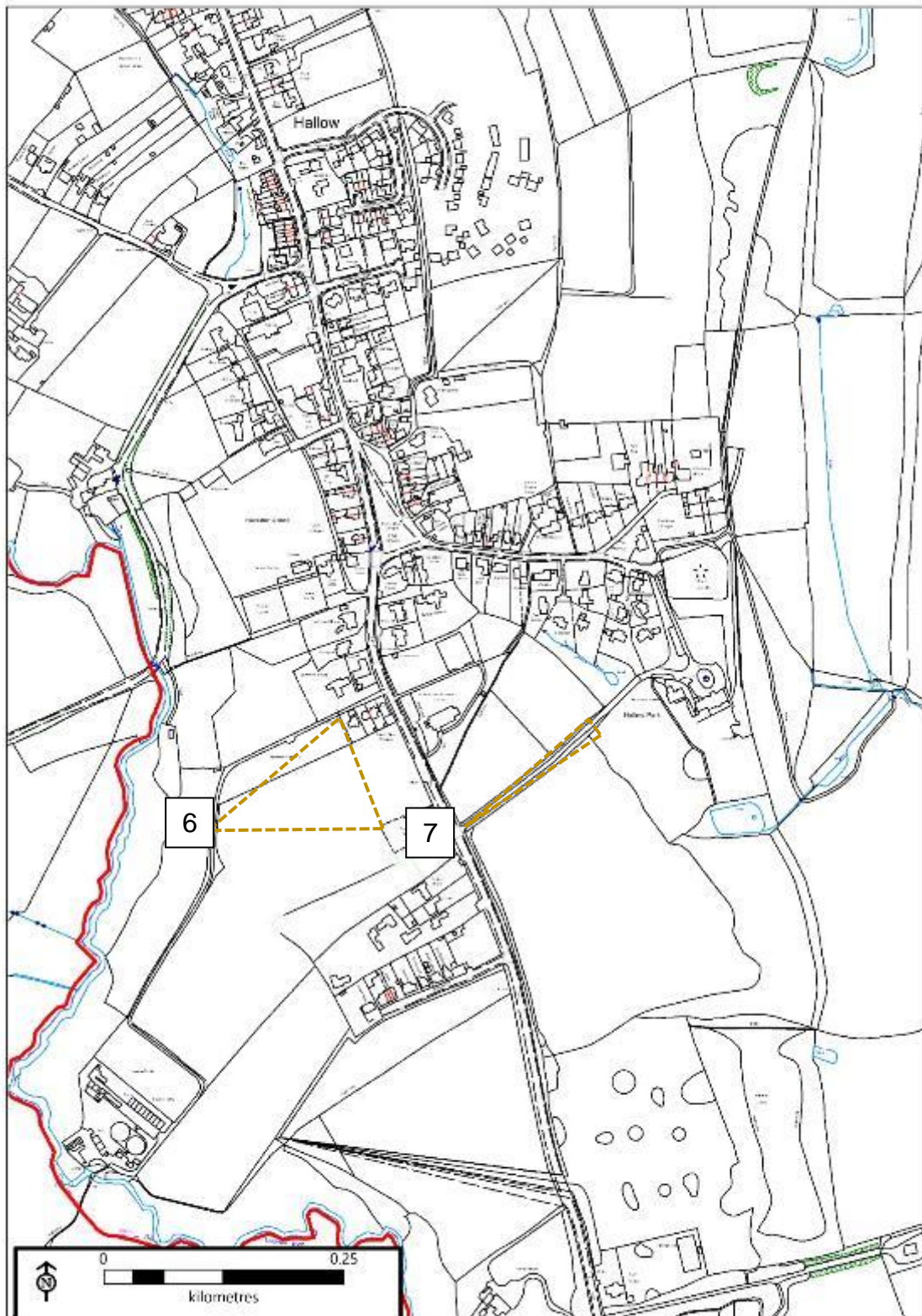


### **View 7 East along Hallow Park Drive**

The view along the drive to historic Hallow Park House from the main Hallow Road. The view is a feature on entry and exit to village. It is full of colour in spring with snow drops and crocus and in autumn as the leaves turn. Hallow Church is to the left in the view of the 100-year-old avenue of lime trees. Spring wildflowers run along the verges. Fences to left and right of drive.







## Views 8 and 10 The Church and Old Churchyard

### **View 8 Hallow Church looking south east from Main Road.**

A close view of the grade 2 listed Church of St Philip and St James. with cherry trees flowering in spring.

Trees around church in foreground include yew, cherry, crab apple.

Church cemetery hedge to left, tree-lined avenue to rear right.

Main Hallow Road to right.

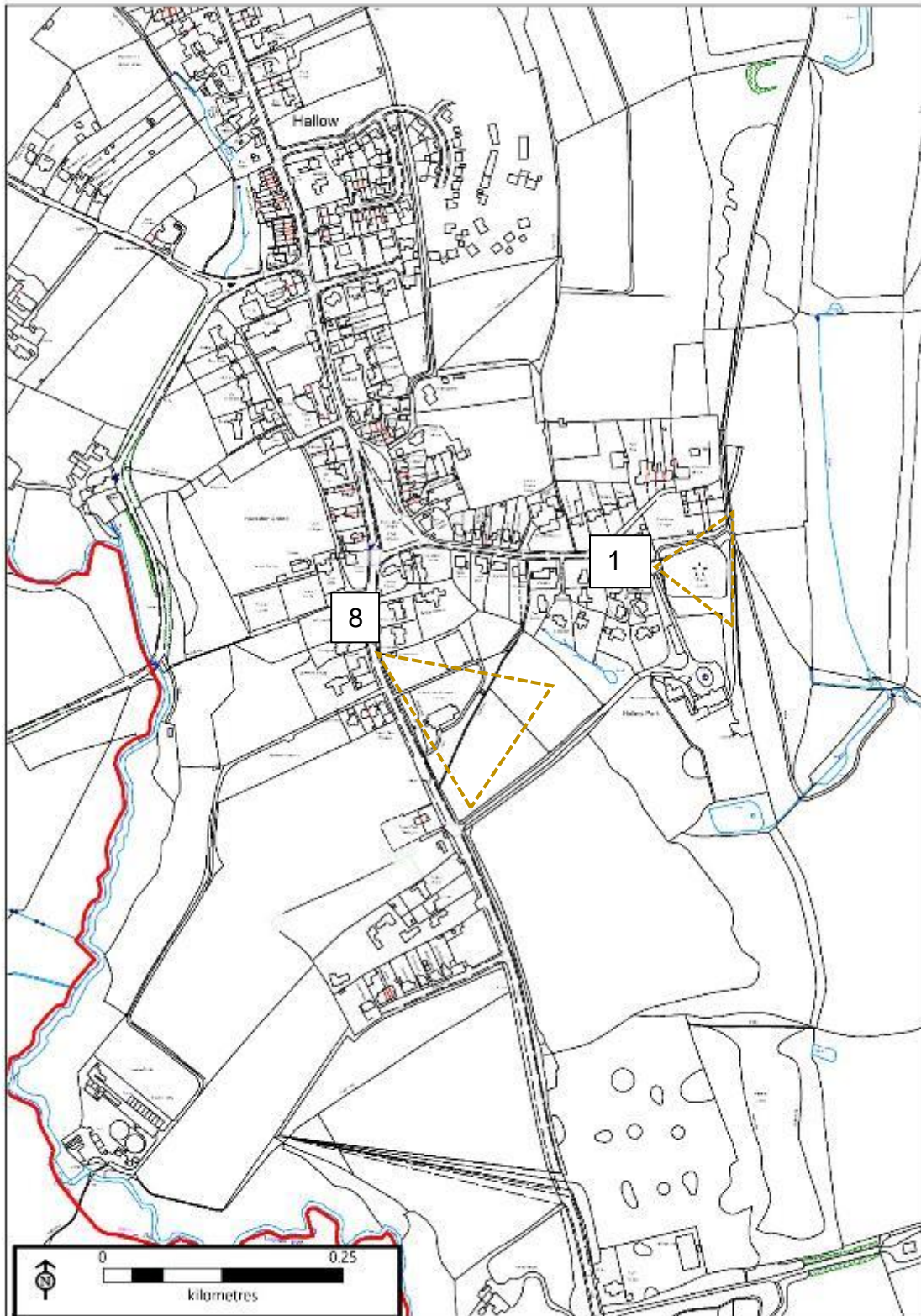


### **View 10 East into Old Churchyard**

Historic remains of church vaults including the grave of 19th Century medical expert Sir Charles Bell. In view is a collection of yew, horse chestnut and redwood trees. Boundary of church yard to right and left. Woodland to the rear.







## Views 9 and 11 from Hallow Green

### **View 9 Village Green looking south.**

Historic grade 1 and 2 listed houses around the Green. The grade 2 listed St Philip and St James Church provides a backdrop to the most widely recognised view in Hallow. Featured in old photos and calendars. The old oak tree is an icon for the village.



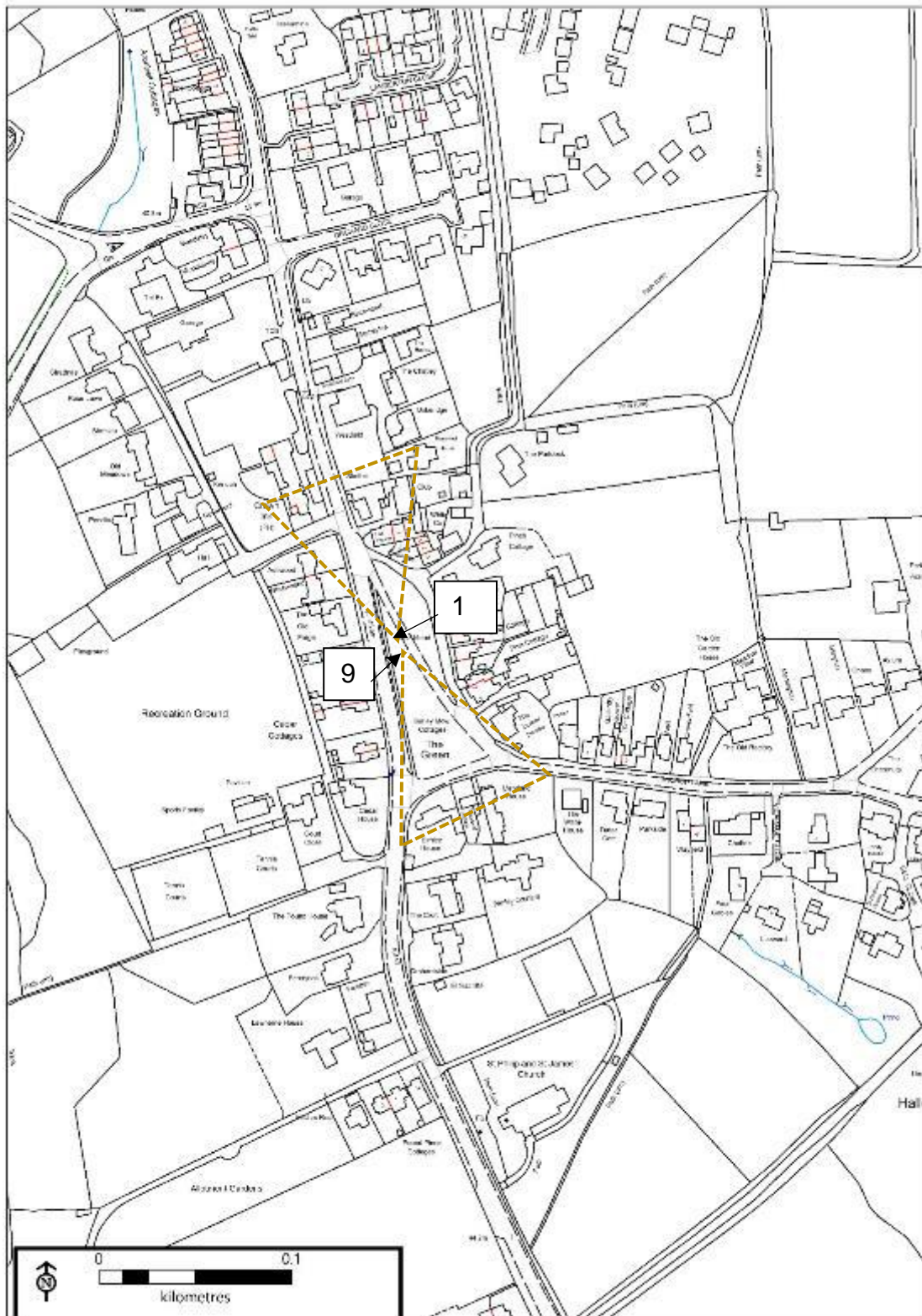
### **View 11 The Crown Inn**

The grade 2 listed Crown Inn provides the main focus of the view looking north from the Village Green.

The north part of the Green is surrounded by grade 2 listed houses.







## View 12 The Recreation Ground looking west.

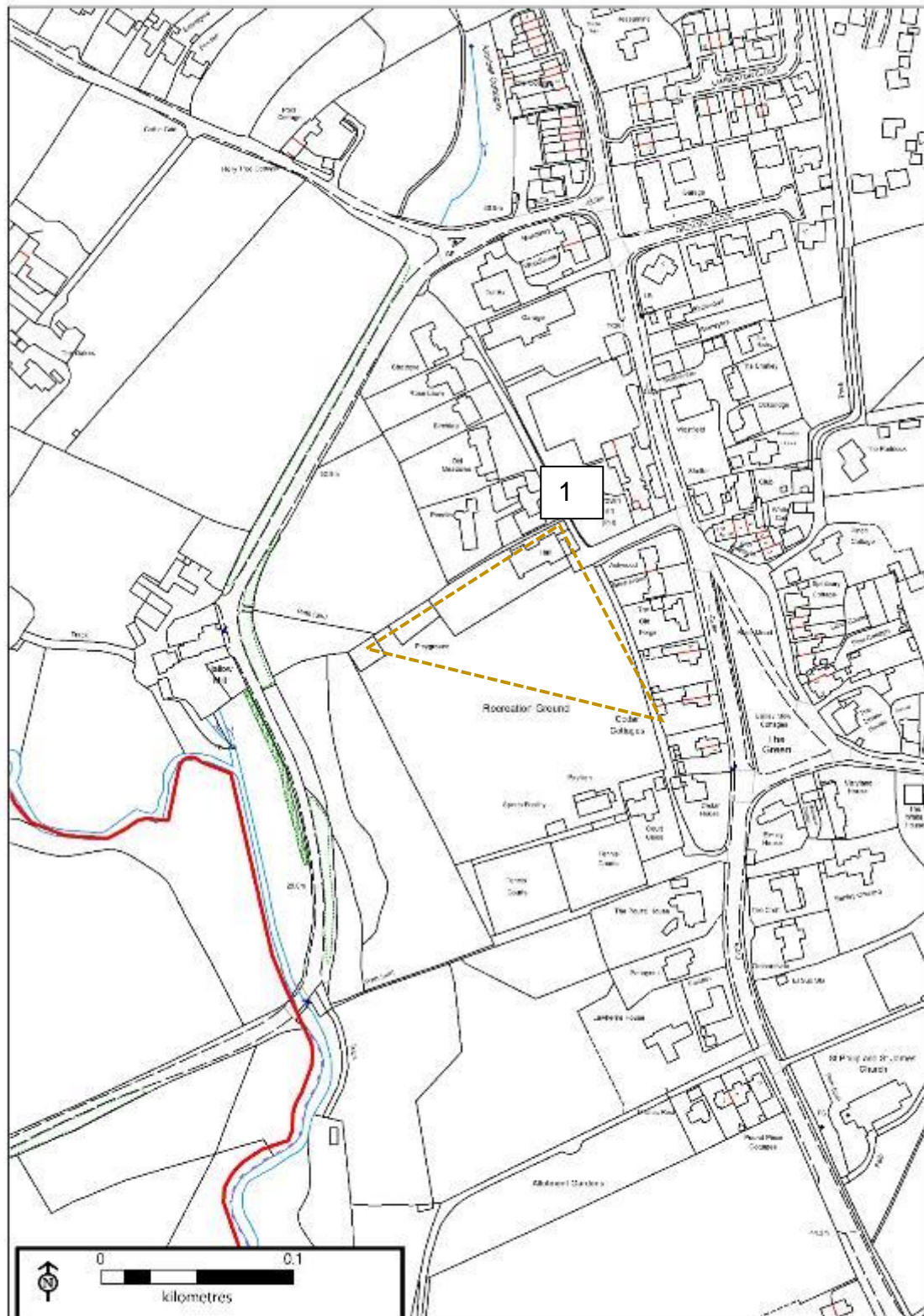


### **View 12 Public recreation ground looking south from village hall.**

Views of the spire of the listed Church and Malvern Hills across the recreation ground, a historic endowment from the 1930s.

Church spire background. Cricket Pavilion foreground.

Village houses to left Malvern hills to south east in background. Tree-lined field to foreground Houses to left and centre; fences to right.





## Views 13 Hallow, view 14 View of Malvern Hills from western edge of Hallow.

### **View 13 Hallow from Shoulton Lane.**

A view which shows the village in its rural setting. The spires of the School and the Church provide a familiar backdrop to rolling fields and well-established hedgerows and trees. To the left is the boundary hedge bordering the lane. To the right is the din

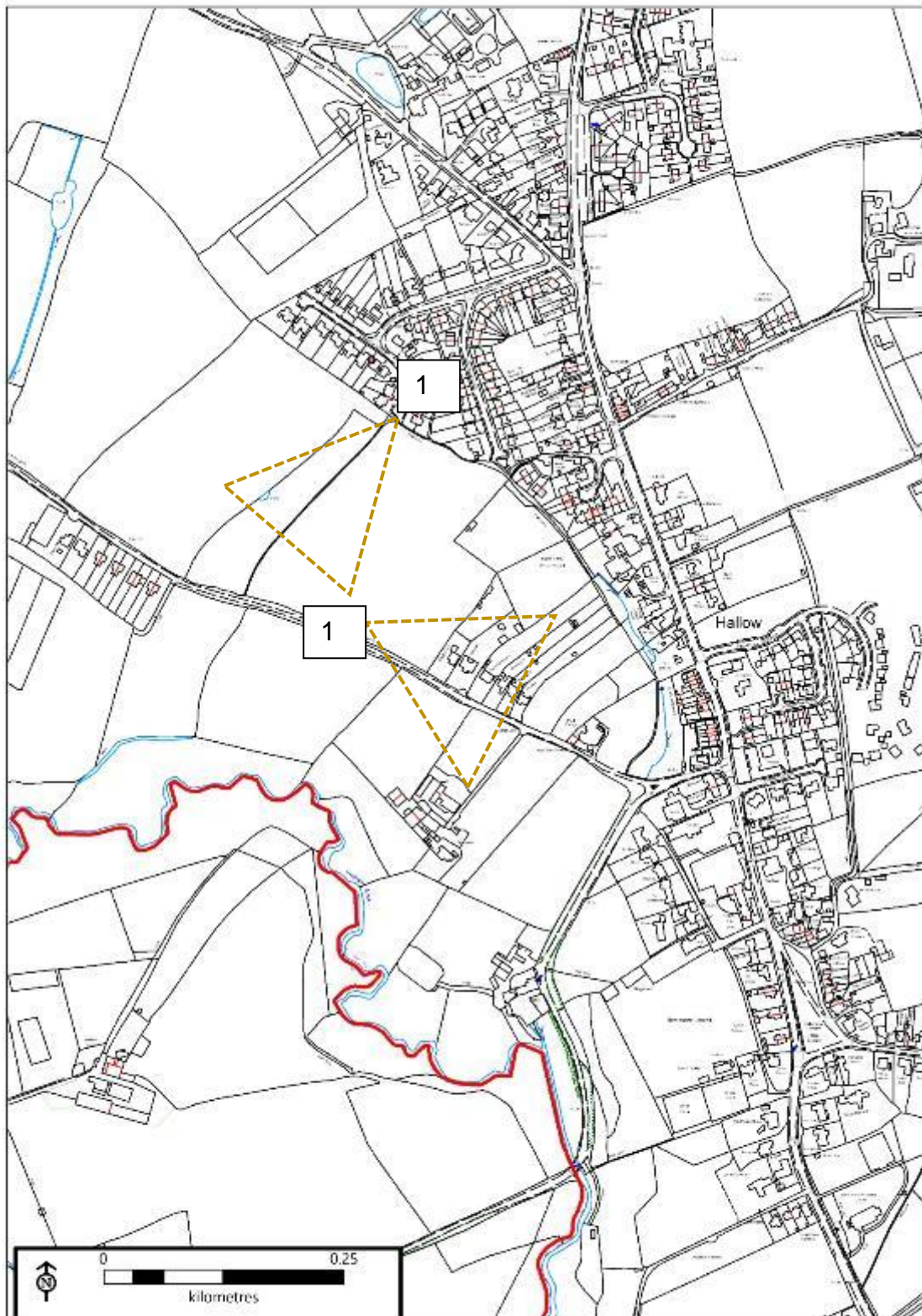


### **View 14 View of the Malverns from western edge of village.**

A much-loved view of the Malvern Hills across the fields as walkers emerge from the western edge of the village. Great sunsets.

Hedgerows to the right and left provide boundaries. The buildings and rolling pastureland are typical of the 'settled farmland' landscape type.





## Views 15,16 and 17 From the north-east of Hallow.

### **View 15 The distant City.**

Contrast and connection between distant city and nearby Hallow village.

Looking south east from path 545b towards Worcester city Rainbow Hill in background. Rolling grassland down to river. Historic marker oak to right. Field boundaries to left and right. City buildings on centre horizon.



### **View 16 The Severn Valley and the Clent Hills**

First open view to north east from path 545b above fishponds Stunning view of Severn River valley and surrounding hills.

Northern edge of gravel pit to left. Claines village on distant right. Retreat Farm buildings centre middle ground. Clent Hills in distance, panorama round to Bredon Hills.

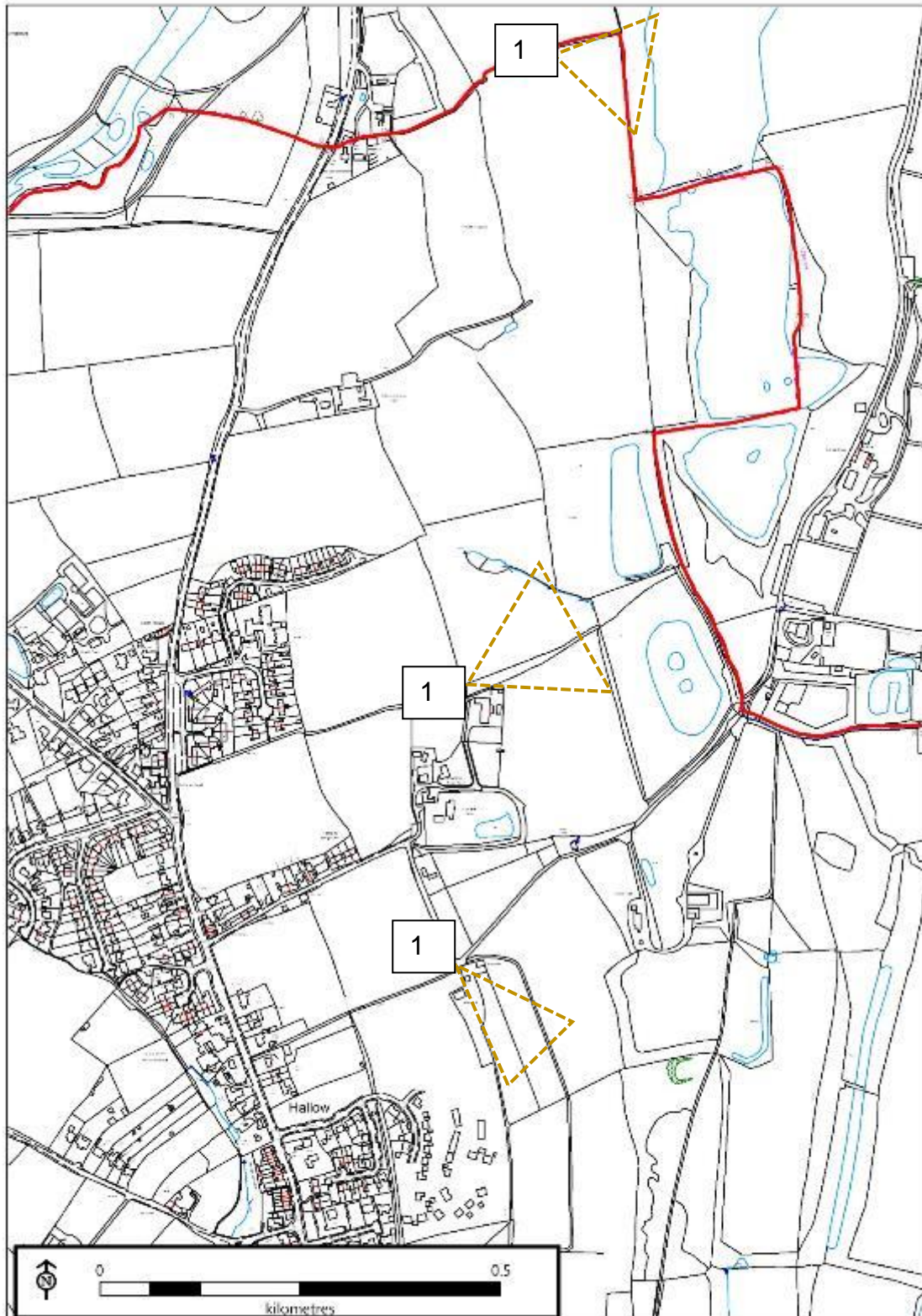


### **View 17 River valley landscape framed by hills.**

Looking north east from path 575b to gravel pits/bird reserve formed by old gravel pit. Low tree line. Clent Hills in background. Western edge of lake to left. Farm buildings to right. Hills in background Large open breathing space with water and wildlife. River valley landscape framed by hills.









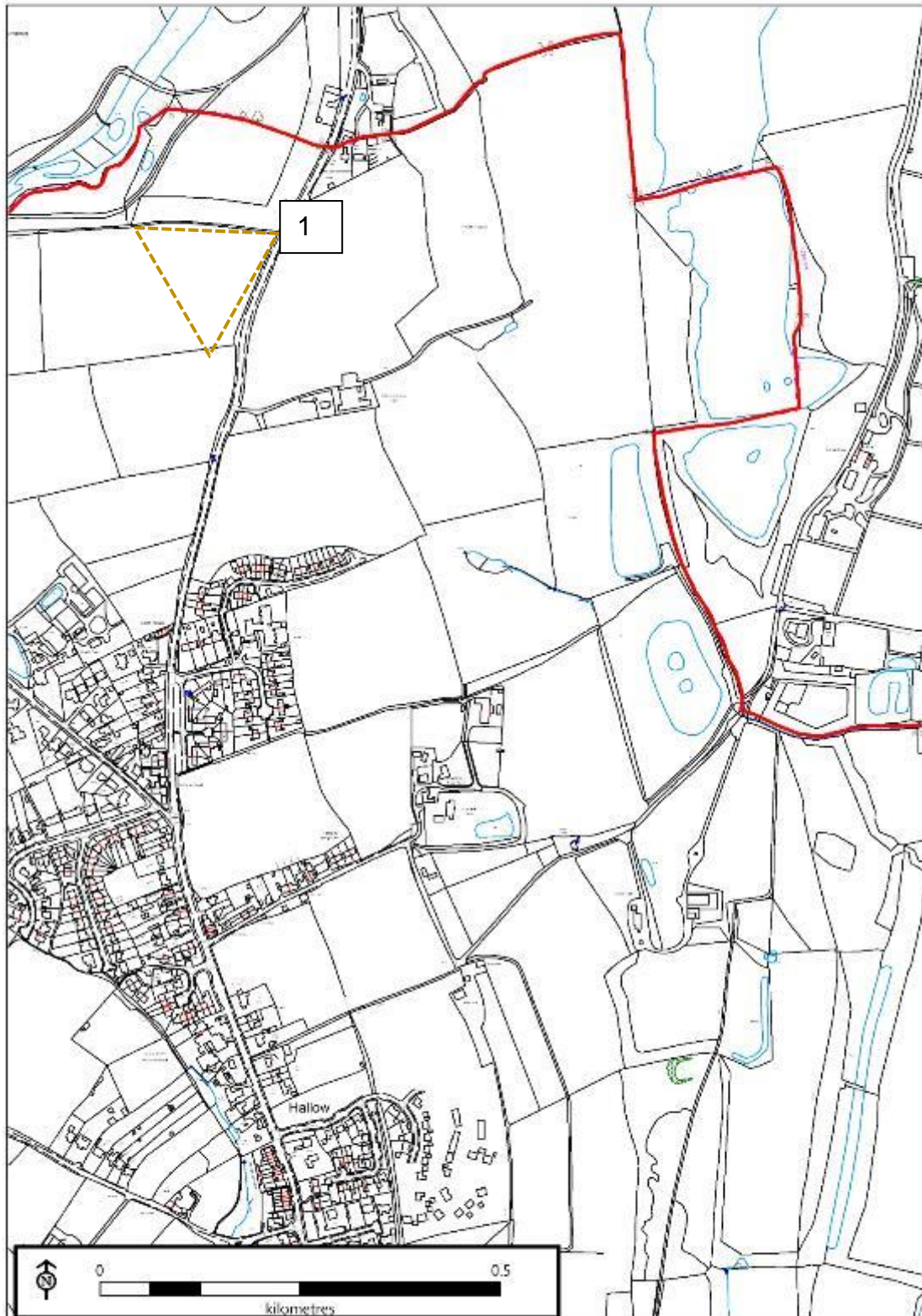
## View 18 Arriving in Hallow from the north.

### View 18 Across the fields to Moseley Road and the Malverns

One of the best landscape views at the north end of Hallow, looking south west from where path 528c meets the A443. Heath Farm and cottages along Moseley Rd provide frame for the centre ground. To the left is the hedgerow along the road and to the right the hedgerows of the Thorngrove Estate.

The outstanding beauty of the Malvern and Ankerdine Hills provide the background. The open gap between Hallow and Thorngrove gives a distinctive character to the village.





## Views 19 and 21 In and out of Shoulton

### **View 19 The lane into Shoulton barns.**

The view north along the lane near the end of path 515c. Grade 2 buildings and mature trees-lined lane offer a classic view of the Shoulton Settlement.

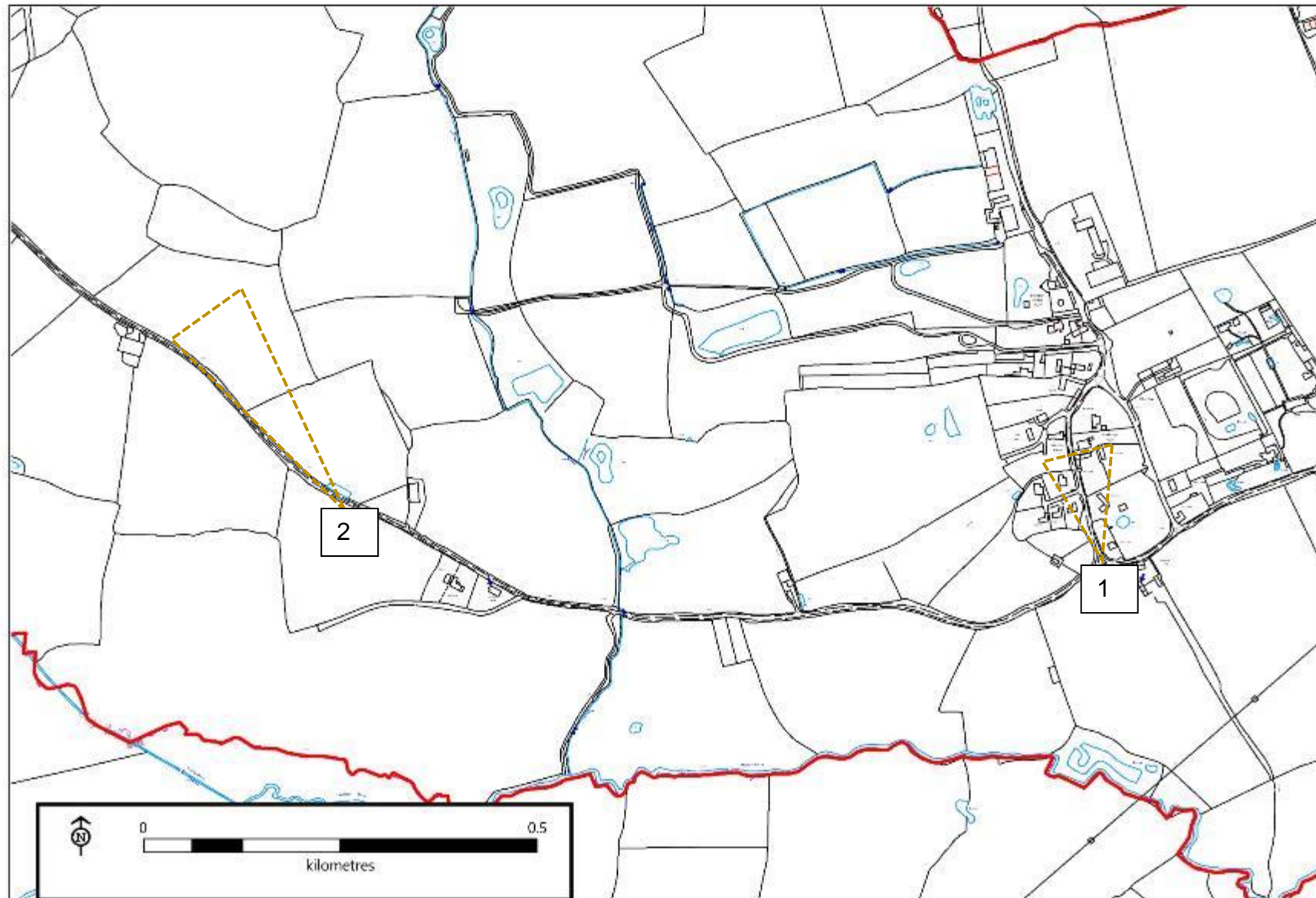


### **View 21 Looking west from Shoulton.**

Fields looking west along Green Street between path 506c to north west and path 509c to south east. The best view of the north-eastern exit from the village showing the pastoral setting of the Shoulton Farms. Field boundary to right. Green Street farm buildings in middle ground. Abberley Hills in the background.









## Views 20 and 22 Historic Shoulton

### View 20 Shoulton House Farm

Shoulton House Farm looking west from meeting point of paths 571b and 519c. View of 19th Century farm buildings and courtyard with backdrop of fields and hills.

Farm wall to left, House to right. Pond to centre foreground. Clee Hills on horizon

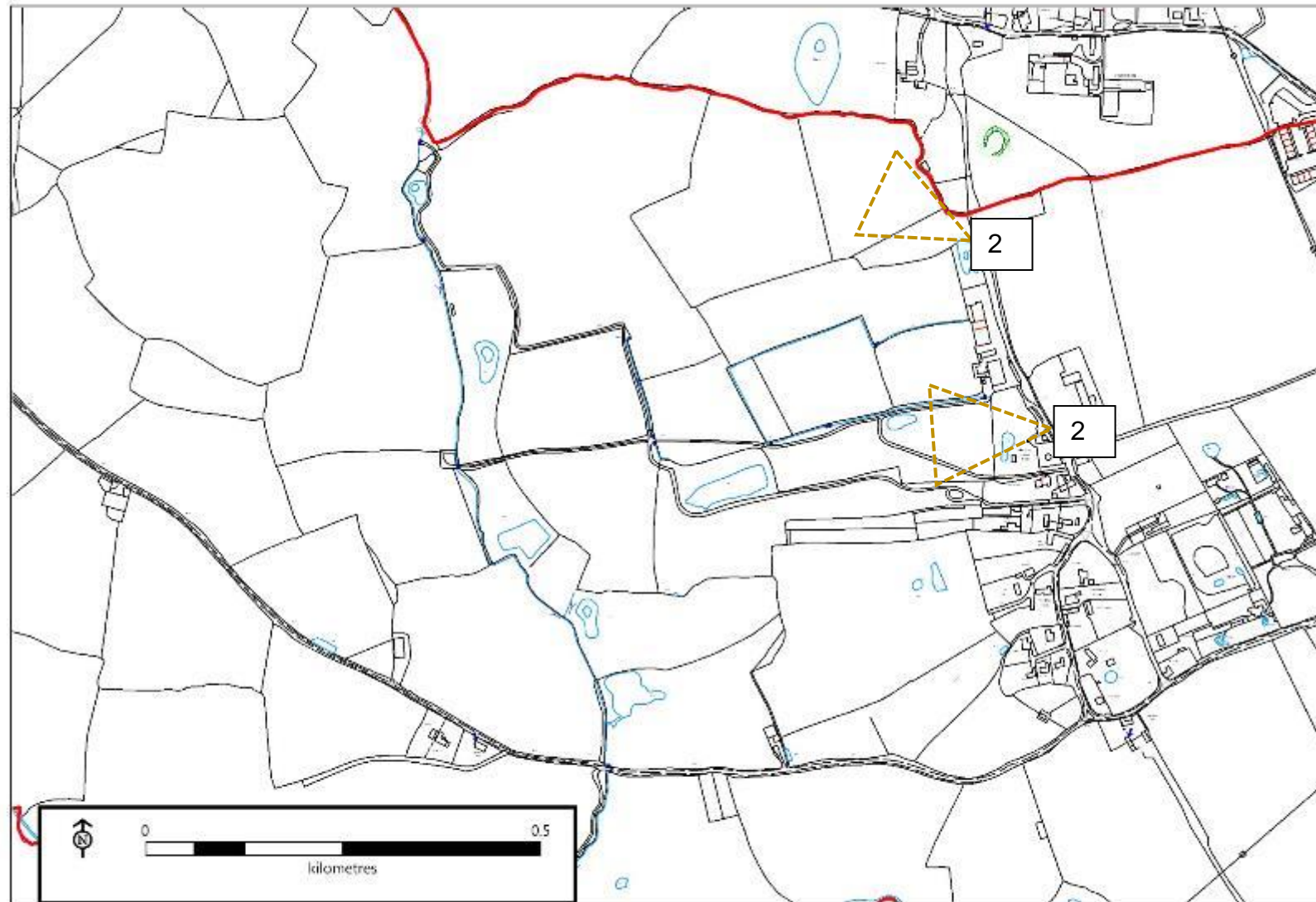


### View 22 Fields and hills looking north west from Shoulton on path 519c.

A good view along the route of a historic drover road with old hedgerow, backed by the hills to the north west.

Field boundary to left. Medieval drover road, now a footpath track to right. Clee Hills on horizon





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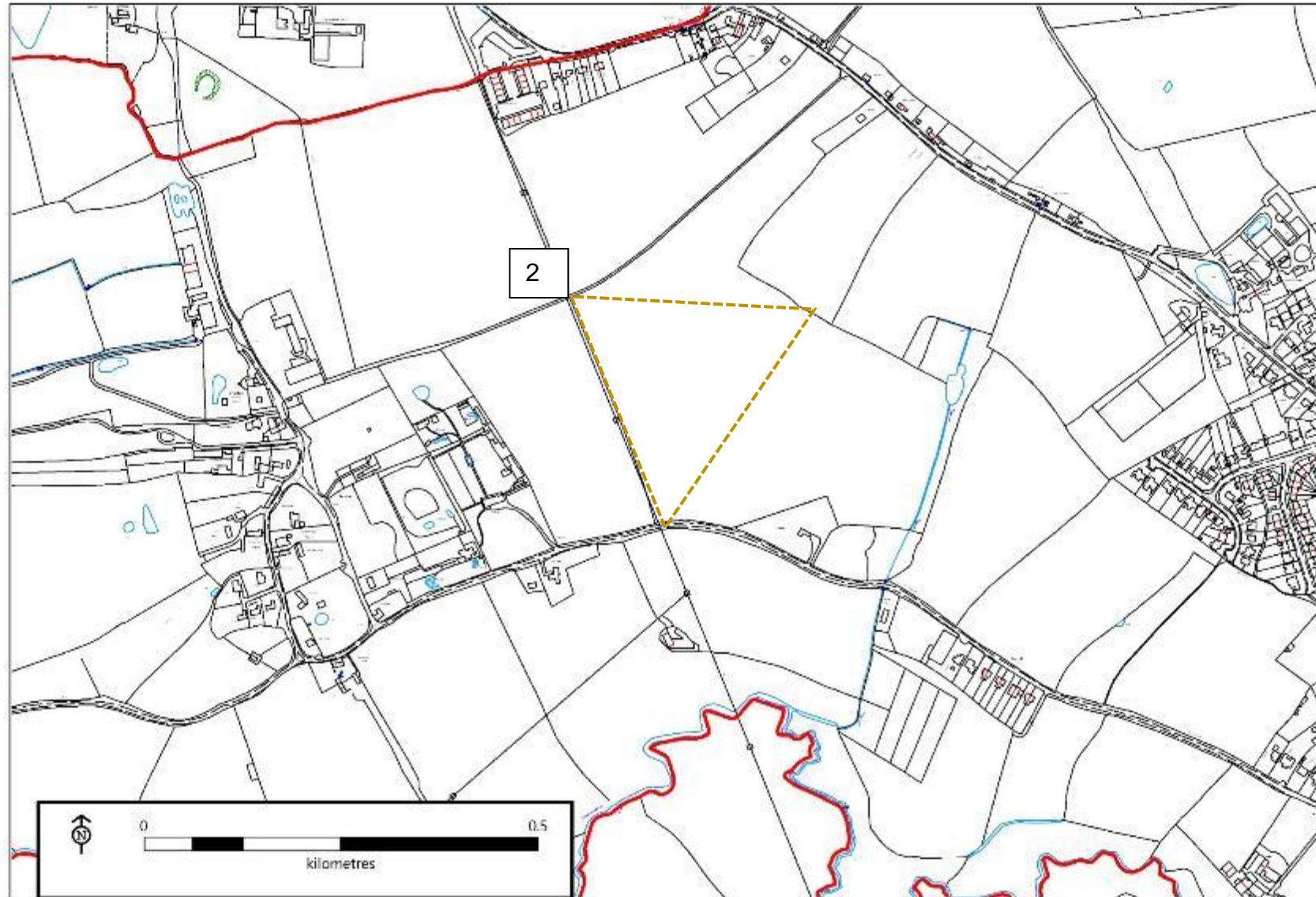
## View 23 Hallow from 'The Brum'



### View 23 Hallow from 'The Brum'

A favoured view of the Village from the highest vantage point, much enjoyed by walkers. Looking south east from path 573b named 'The Brum'. The spires of Hallow Church and Hallow Primary School are visible across open fields showing medieval ridges and furrows. Trees and hedges to left and right foreground. Spires in centre background.







## Appendix 3 – Candidate Sites for Local Heritage Listing

- Walls and lodges of Parkfield
- Melbourne
- Gates to Green Park
- Hallow Mount
- Shoulton Farm
- Shoulton House Farmhouse
- Hallow Park
- Archbell Cottages
- Hallow Mill
- Heath Farmhouse and barns
- Congregational Chapel
- Clematis Cottage
- Dove Cottage
- Woodmanton Cottage
- The Laurels
- Greenhill farmhouse and barns
- Hop Pole Cottage
- Ludbach, Hallow Pool, Shoulton Lane

### Unlisted buildings of merit within the Conservation Area:

#### Main Road

- Cedar House
- The Pound House

#### On Hallow Green

- The Dower House
- Post Cottage
- Barley Mow Cottages
- Elmley House
- Maryland Cottages
- Post Cottage
- Barley Mow Cottages
- Elmley House
- Maryland Cottages

#### Other features

- The see-saw.

