



PLAN-IT X
TOWN AND COUNTRY PLANNING SERVICES

Hallow Neighbourhood Plan Review

Consultation Statement

September 2023

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RTPI

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1. Introduction

Legal Requirements

- 1.1 This Consultation Statement has been prepared to fulfil the legal requirements of Part 5, Section 15 of the Neighbourhood Planning (General) Regulations 2012 by:
- a) Detailing the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - b) Outlining how these persons and bodies were consulted;
 - c) Providing a summary of the main issues and concerns raised;
 - d) Reviewing how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

Consultation Process

- 1.2 The first Hallow Neighbourhood Plan was 'made' by Malvern Hills District Council on 20 July 2021 following a successful local referendum. However, a review and update has been undertaken to incorporate changes to the Hallow Development Boundary and take account of the Government's new First Homes Scheme. It is also expected that the review will help retain the protections currently available to the Neighbourhood Plan Area while the new South Worcestershire Development Plan is being prepared.
- 1.3 The first Neighbourhood Plan was the subject of considerable community input. This included focus groups, public exhibitions and meetings, workshops, questionnaires, leaflets, an independent examination, and a referendum.
- 1.4 The review of the Hallow Neighbourhood Plan has been undertaken with consultation on the Pre-Submission Draft version of the revised Neighbourhood Plan. The aims of the consultation process were to:
- Ensure that the new Hallow Neighbourhood Plan was fully informed by the views and priorities of local residents, businesses, and key local stakeholders;
 - Ensure that consultation has built upon the community engagement that has taken place throughout the preparation of the first Hallow Neighbourhood Plan;
 - Engage with as broad a cross-section of the community as possible.
- 1.5 Consultation and preparation of the plan has been led by Hallow Parish Council. Professional support was provided by Planit-X Town and Country Planning Services.

- 1.6 The Hallow Parish Council website has been used to provide information and updates on the Plan progress and is a source of material and evidence used in the Plan's preparation.
- 1.7 The programme of consultation undertaken throughout the preparation of the Neighbourhood Plan Review, is summarised below.

Activity	Date
Pre-Submission Consultation on the Draft Plan	22 May 2023 – 3 July 2023

- 1.8 This Consultation Statement provides an overview of the above stage consultation in accordance with Section 15 (2) of Part 5 of the Neighbourhood Planning (General) Regulations 2012.
- 1.9 It should be noted that throughout the process, the Parish Council has received advice and assistance from Malvern Hills District Council, in accordance with the Neighbourhood Planning Protocol.

2. Neighbourhood Plan Area

Designation

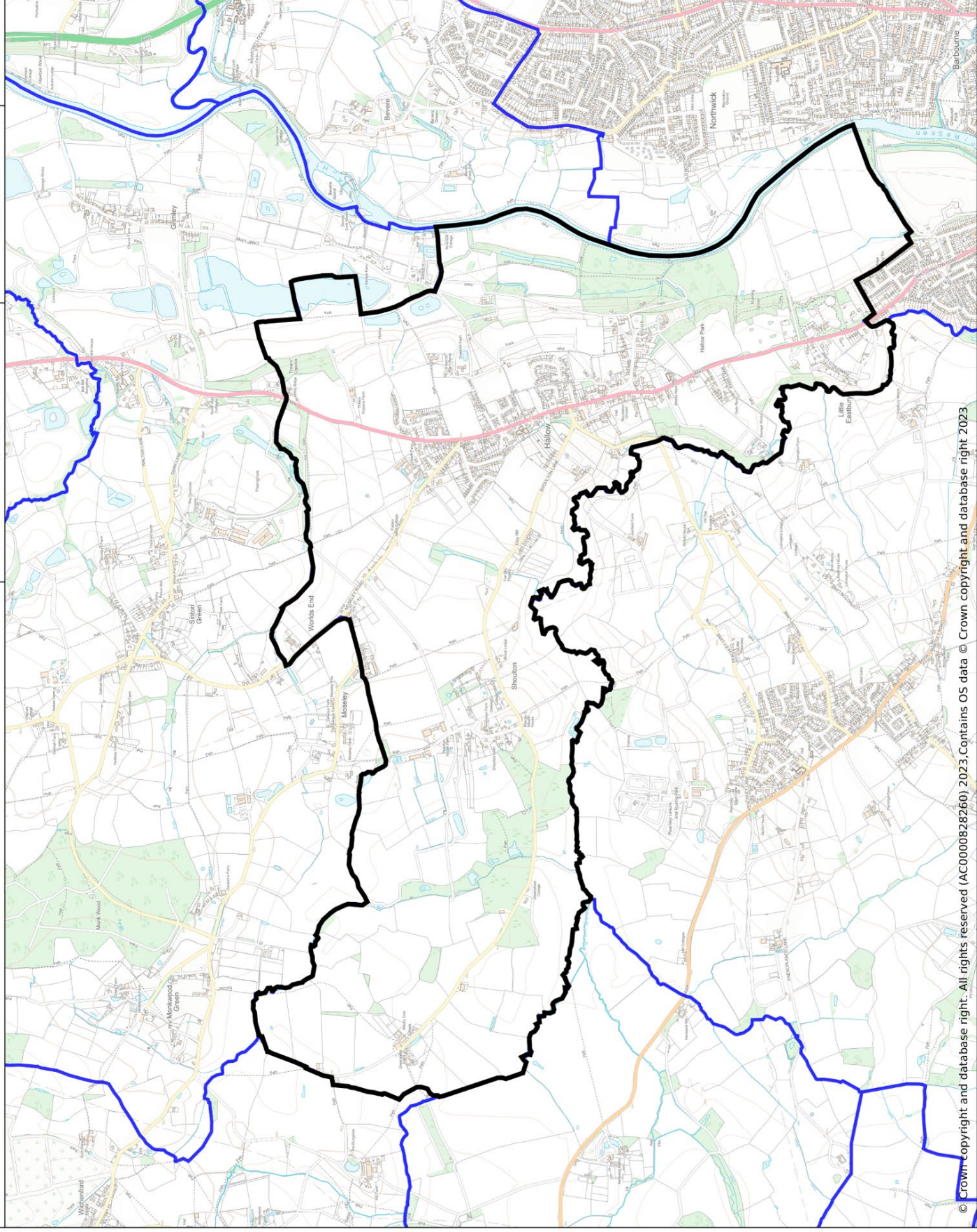
- 1.10 The Neighbourhood Plan Area comprises the Parish of Hallow. It was designated as a Neighbourhood Area on 14 July 2017, following an application made by Hallow Parish Council as the 'Qualifying Body', under Part 2, Section 5 of the Neighbourhood Planning (General) Regulations 2012.
- 1.11 In accordance with Regulations 5/5A of the Neighbourhood Planning (General) Regulations 2012 (as amended), the Hallow Neighbourhood Area was formally designated by Malvern Hills District Council.
- 1.12 A map showing the area to be covered by the plan can be viewed below.



Parish



Neighbourhood Area



3. Pre-Submission Consultation on the Draft Hallow Neighbourhood Plan

Consultation Date:	22 May 2023 – 3 July 2023
Format	Representation form
Publicity	A leaflet advertising the consultation was delivered to all households in the premises. Consultation advertised on local notice boards and in the Parish Magazine and the Worcestershire News. A copy of the Draft Pre-Submission of the new Neighbourhood Plan was available to download, along with supporting information, on the Parish Council website.
Responses	21 Representations

Overview

- 1.13 As required under Part 5, Section 14 of the Neighbourhood Planning (General) Regulations 2012, the Parish Council undertook a pre-submission consultation on the proposed Neighbourhood Plan.
- 1.14 Within this period the Parish Council:
- Publicised the draft neighbourhood development plan to all that live, work, or do business within the Parish.
 - Outlined where and when the draft neighbourhood development plan could be inspected.
 - Detailed how to make representations, and the date by which these should be received.
 - Consulted any statutory consultation body (referred to in Paragraph 1 of Schedule 1 of the Neighbourhood Planning (General) Regulations 2012) whose interests may be affected by the proposals within the draft neighbourhood development plan.
 - Sent a copy of the proposed neighbourhood development plan to the local planning authority.

Who was consulted

- 1.15 The Parish Council publicised the draft neighbourhood plan to all those that live, work, or do business within the Parish and provided a variety of mechanisms to both view the plan and to make representations.

- 1.16 The Parish Councils also formally consulted the statutory consultation bodies identified within Paragraph 1 of Schedule 1 of the Neighbourhood Planning (General) Regulations 2012. Appendix 1 sets out the bodies and organisations that were invited to make representations.
- 1.17 Representations from 21 individuals or organisations were received within the consultation period. A list and summary of these representations is attached in Appendix 2 and 3.

How were people consulted

- 1.18 A leaflet publicising the Pre-Submission Draft of the Plan was delivered to all households in the Parish. It provided a summary of the revisions proposed to the current Neighbourhood Plan, explained the consultation process, how a copy of the Plan could be accessed and how to make representations. Notice of the consultation was also placed in the Parish Magazine and the Worcestershire News and displayed on a number of the village noticeboards.
- 1.19 A copy of the of the Neighbourhood Plan was available on the Parish Council website and a hard copy available from the Parish Clerk on request.
- 1.20 Statutory consultation bodies and other key stakeholders were contacted individually and invited to make representations on the draft Neighbourhood Plan. This comprised a wide range of business, community organisations and groups, including the Hallow Village Community Group and landowners and developers.
- 1.21 A number of steps were taken to engage with minority groups and harder to reach members of the community, such as the older population, those with special education needs, those requiring disability support and also a range of faith, religious and ethnic groups. Existing organisations who represent these groups facilitated this engagement.
- 1.22 The consultation was launched at the Annual Parish Meeting (22 May 2023) and three Drop-In Events were held at the Hallow Parish Hall Committee Room on 30 May, 9 June and 13 June. These events provided an opportunity to examine the contents of the Plan and to discuss in more detail or any queries with a member of the Parish Council. A total of 85 people attended these events.
- 1.23 Representations on the draft Plan were invited using a standard representation form, available on the website or from the Parish Clerk.

Issues, Priorities and Concerns Raised

- 1.24 The representations received have been reviewed and the detailed summary of representations (Appendix 3) provides an explanation of why changes have or have not been made to the Neighbourhood Plan.
- 1.25 This consultation gave rise to changes to the Draft Neighbourhood Plan in relation to a small number of issues. These have been incorporated into the Submission Version of the Neighbourhood Plan. Most of the changes have been minor and have not required major amendments to Plan policies or proposals. The changes made can be summarised as amendments to policies and supporting paragraphs to provide detail, clarification, flexibility and the most up to date information.

How the Issues, Priorities and Concerns have been considered

- 1.26 All comments received have been considered and used to develop and improve the Neighbourhood Plan. The changes made have been incorporated into the Submission Version of the Neighbourhood Plan.

4. Conclusion

- 1.27 The publicity, engagement and consultation undertaken to support the preparation of the new Hallow Neighbourhood Plan has been open and transparent, with opportunity to provide for those that live, work and do business within the Neighbourhood Area to contribute to the process and make comment.
- 1.28 All statutory requirements have been met and a significant level of additional consultation, engagement, and research has been completed.
- 1.29 This Consultation Statement has been produced to document the consultation and engagement process undertaken and are considered to comply with Part 5, Section 15 of the Neighbourhood Planning (General) Regulations 2012

Appendix 1: Pre-submission Hallow Neighbourhood Plan – Consultees

David Clarke, Malvern Hills District Council
Head of Planning, Malvern Hills District Council
Dean Clarke, District Councillor
Scott Richardson-Brown, County Councillor
Chief Executive Officer, Worcestershire County Council
Land Officer; Worcestershire County Council
Harriet Baldwin, MP
Platform Housing
Piper Homes
Hayfield Homes
Bloor Homes
Claremont Planning
Hamelin Partnerships Ltd.
Eleven Property
Doorbars representative
Fisher German
Mr and Mrs Goldsmith
John Tainton
Notification by Malvern Hills District Councils to landowners including those who
submitted sites under the Strategic Housing and Economic Land Availability
Assessment
Clerk to Board of Governors, Hallow School
Head Teacher, Hallow School
Hallow Church, St Philip and St James (Vicar, and Church Wardens)
Businesses at Elgar Business Park
Businesses at Hallow Park
Elgar Kitchens
Cloud Shepherd
Opus Claim Solutions
Child Care Bureau Fostering
P & R Alarms LTD
Britannia Site Solutions Limited
Advanced NDT
Time Code Systems
Care4health
SW & A Accountants
Bishop's Accountancy
Wychbury Engineering Services
Microtrol Ltd
Worcester Cycle Centre
The House Doctor

The Crown Inn
The Post Office
The Ladygo Shop.
Parkheath Retirement Centre.
Hallow Scouts.
Hallow Cricket Club
Footballers
Hallow Community Group
Hallow W.I.
Historic England
Environment Agency
Homes England
Coal Authority
Natural England
Highways England
Mobile Operators Association
National Grid
Severn Trent
Western Power Distribution
NHS
Citizens Advice
Dial Worcester
Nora Parsons Centre
Herefordshire and Worcestershire Chamber of Commerce
Anglian Church Worcester
Baptist Church Worcester
Methodist Church Worcester
Catholic Church Worcester
Pentecostal Church Worcester
Mosque Worcester
Unitarian Church, Evesham area
Jewish Churches in the Birmingham area
Lower Broadheath Parish Council
Kenswick Parish Council
Wichenford Parish Council
Grimley Parish Council
Wychavon District Council
Holt Parish Council

Appendix 2: Pre-Submission Hallow Neighbourhood Plan – Representors

A Holmes
Alison Griffin
Dorothy Evans
Environment Agency
Hallow CE Primary School
Historic England
J Fulcher
Janet Crowe
John Griffin
Julie Foster
K Bailey
Lyn Cartwright
Malvern Hills District Council
Michael Jeeves
National Highways
Natural England
Neil Chard
Peter and Catherine Fryers
RCA Regeneration Ltd on behalf of Hallow Stage II Ltd
The Coal Authority
Worcestershire County Council

Appendix 3: Pre-submission Hallow Neighbourhood Plan – Summary of Consultation Responses

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
The Coal Authority		General		Having reviewed your document, I confirm that we have no specific comments to make on it.	Noted	No change
Historic England		General		Thank you for the above consultation and the invitation to comment on the revised Neighbourhood Plan. As with previous versions of the Plan Historic England is supportive of both the general content of the document and the vision and objectives set out in it. We commend the broad scope of the document and the good coverage afforded to the historic environment within it. I can confirm that Historic England has no adverse comments to make on the changes to the settlement boundary and other changes (eg First Homes Policy) proposed.	Noted	No change
National Highways		General		National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				<p>operation of the SRN whilst acting as a delivery partner to national economic growth.</p> <p>In responding to Local Plan consultations, we have regard to DfT Circular 01/2022: The Strategic Road Network and the Delivery of Sustainable Development ('the Circular'). This sets out how interactions with the Strategic Road Network should be considered in the making of local plans. In addition to the Circular, the response set out below is also in accordance with the National Planning Policy Framework (NPPF) and other relevant policies. We have reviewed the consultation documents provided, for issues of relevance to the Strategic Road Network (SRN), We note that the SRN in closest proximity to the plan area is the M5 J6 which is approximately 6.5km away.</p> <p>In principle, we support the commitments of the Parish for sustainable development, we consider that the contents of the plan are for local determination, as such</p>		

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				we have no further comments to make.		
Natural England		General		<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p>	Noted	No change
Neil Chard				Support	Noted	No change
Janet Crowe				Support	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
Dorothy Evans				Support	Noted	No change
Julie Foster				Very grateful that our village has a NDP. I hope it will protect our much valued green spaces both for the wildlife and for the villagers wellbeing. Villages need protection from becoming part of the urban sprawl for the generations who will follow us but also to enable us to be more food sustainable and less reliant on overseas produce.	Noted	No change
Michael Jeeves				The Parish Council has done a very good job for Hallow. Much effort has been put into the Neighbourhood Plan and it supports Hallow's residents. Well done!	Noted	No change
Malvern Hills District Council	i	First		Delete the word "will". The made Hallow NDP does form part of the Development Plan.	Agree	First paragraph of foreword be modified to read: "Following a positive referendum result (on 24 June 2021), on 20 July 2021 Malvern Hills District Council 'made' the Hallow

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
						<p>Neighbourhood Plan part of Malvern Hills District's Development Plan in accordance with Regulation 19 of The Neighbourhood Planning (General) Regulations 2012. Malvern Hills District Council is responsible for determining most planning applications, but in the Hallow Neighbourhood Area, the policies in the Neighbourhood Plan form the basis of those decisions along with the adopted South Worcestershire Development Plan</p>

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
						and other material considerations.”
Malvern Hills District Council	3	1.7		It may be worth noting that the SWDPR covers the period to 2041.	Agreed	<p>The last sentence of paragraph 1.7 be modified to read: “The plan period covers the period to 2021 to 2041 to align with the emerging South Worcestershire Development Plan.”</p> <p>Throughout the draft Neighbourhood Plan the plan period be modified to “2021-2041”.</p>
Malvern Hills District Council	3	1.12		It may be worth noting that the SWDPR covers the period to 2041.	This part of the Neighbourhood Plan requires revision in the submission version to reflect its new status.	Paragraphs 1.12-1.17 be modified in the submission version to reflect the Plan’s changed status.

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
Malvern Hills District Council	3	1.13		Replace “will be” with “is”	This part of the Neighbourhood Plan requires revision in the submission version to reflect its new status.	Paragraphs 1.12-1.17 be modified in the submission version to reflect the Plan’s changed status.
Malvern Hills District Council	3	1.14		Is the intention to send a summary of the revised NDP to all residential properties and employment premises?	This part of the Neighbourhood Plan requires revision in the submission version to reflect its new status.	Paragraphs 1.12-1.17 be modified in the submission version to reflect the Plan’s changed status.
Malvern Hills District Council	4	1.19		For clarity, the revised NDP (not just the modifications) will be subject to examination. The Examiner will recommend whether a further referendum is required. It is, however, anticipated that a further referendum will not be required because it is considered that the proposed modifications would not change the nature of the Plan.	Noted	No change
Environment Agency	6	2.2		Based on our indicative Flood Map for Planning (Rivers and Sea), the NDP area is shown to be predominantly located in Flood Zone 1, and therefore	Noted	No change

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				<p>has a low fluvial flood risk potential. However, we note the presence of two main rivers along the NDP border, with the River Severn located to the East and the Laughern Brook to the South. These rivers have associated Flood Zones 2 and 3 within the Neighbourhood Plan area.</p> <p>It should be noted that the Flood Map provides an indication of 'fluvial' flood risk only. You are advised to discuss matters relating to surface water (pluvial) flooding with the drainage team at Malvern Hills District Council as the Lead Local Flood Authority (LLFA).</p> <p>Please note that other potential development areas may be at flood risk given the presence of 'ordinary watercourses' which are un-modelled based on the scale and nature of the stream and receiving catchment (less than 3km²).</p> <p>It is noted that Hallow falls within the Teme management catchment area to the West and the Severn Middle catchment area to the East, and these</p>		

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				are not failing their water quality objectives. Furthermore, we do not offer detailed bespoke advice on policy but advise you ensure conformity with the local plan and refer to guidance within our area neighbourhood plan “pro-forma guidance”. Notwithstanding the above, for example it is important that these plans offer robust confirmation that development is not impacted by flooding and that there is sufficient wastewater infrastructure in place to accommodate growth.		
Malvern Hills District Council	7	2.7		References to the 2011 Census. Are references going to be updated to include 2021 Census data?	Where available, 2021 Census data will be used.	Plan be modified throughout to incorporate 2021 Census data where appropriate.
Malvern Hills District Council	17	3.11		It is suggested that “October 2023” be replaced with “early 2024”.	Agreed	Last sentence of paragraph 3.11 be modified to read: “Adoption is not expected until early 2024.”
Malvern Hills District Council	17	3.9		The SEA/HRA Screening Opinion will need to be updated to reflect the revised NDP for the Regulation 16	Malvern Hills District Council is responsible	Malvern Hills District Council be invited to

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				consultation. Based on the proposed modifications I would not anticipate a need for a full SEA or Appropriate Assessment, but a revised Screening Opinion will be needed, which will also require consultation with the statutory bodies.	for undertaking SEA/HRA Screening.	undertake SEA/HRA Screening of the Submission version of the Hallow Neighbourhood Plan Review as soon as possible.
Worcestershire County Council	23			The consultation documentation refers to changes being needed to the Neighbourhood Development Plan (NDP) to take account of the First Homes Scheme and alterations to the village Settlement Boundary; the documentation states that the review of the NDP incorporates these changes. It is noted that 3.8 of the NDP refers to four sites which have been developed for housing including SWDP59d Land at Braithwaite's Yard and that this is the southern most site edged orange on Map 5 (page 18), but the red edging on Map 7 (page 23) does not include this site. Please can you clarify why SWDP59d Land at Braithwaite's Yard is not included within the red edging on Map 7.	Map 5 (page 18) is an extract from the adopted South Worcestershire Development Plan. The inclusion of Map 5 may be confusing as it is out of date and will be replaced by the South Worcestershire Development Plan Review Policies Map. Braithwaite's Yard is shown as a housing allocation and	Map 5 be deleted.

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
					<p>development has since been completed. The Braithwaite's Yard development along with Park Lane represent a small area of development that is isolated from Hallow village and within the defined 'Significant Gap' between Hallow and Worcester. It is therefore not a suitable location for further development and has therefore been excluded from the updated Development</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
					Boundary (Map 7).	
J Fulcher	23			Fully support the revised settlement Boundary. Hallow historically is a linear settlement and to spread development to the east and west would be detrimental to its history	Noted	No change
A Holmes	23			It is confusing to know the rationale for the change of the Settlement Boundary with the NDP and which policy it relates to.	Agreed	A new policy be added to address the modifications to the Development Boundary and its role in directing the location of windfall housing development.
A Holmes	23			I support the changes to the Boundary to reflect the reality of the current settlement area.	Noted	No change
Malvern Hills District Council	24		HAL1	Policy HAL1 relates specifically to the allocation of approx. 40 dwellings on land at Greenhill Lane. Proposed modifications to the Hallow Development Boundary are a wider issue which does not just involve the	Agreed	A new policy be added to address the modifications to the Development Boundary and its role in directing the location of windfall

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				site allocation. As a consequence, I would suggest that proposed modifications to the development boundary are addressed in a separate policy.		housing development.
Environment Agency	24		HAL1	The NDP includes the submission of a reserved site for 40 dwellings (Policy: HAL1 – Development of Land at Greenhill Lane). The site is entirely in Flood Zone 1, the low-risk zone.	Noted	No change
RCA Regeneration Ltd on behalf of Hallow Stage II Ltd	24		HAL1	A single site allocation is proposed at Policy HAL1. A revised Settlement Boundary is published alongside this, although it is noted that it is not expressly mentioned in any of the policy wording, only the background/justification text. Whilst we are supportive of the extension of the settlement boundary, we object to the revised policy on the basis that only a single site has been allocated, which already has planning permission, and the proposed settlement boundary extension does not include any additional sites to accommodate future sustainable growth, as all sites within the proposed extension	It is agreed that a new policy is required to address the modifications to the Development Boundary. Where neighbourhood plans contain policies relevant to housing supply, these policies should take account of latest and up-to-date evidence of housing need.	A new policy be added to address the modifications to the Development Boundary and its role in directing the location of windfall housing development.

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				<p>already have planning permission. Malvern Hills District Council are currently unable to demonstrate a 5 Year Housing Land Supply (5YHLS). Whilst the Council has made a number of publications attempting to demonstrate that it does have a five-year supply, recent appeal decisions demonstrate this is not the case¹. The appeal decision at Sandyfields, Kingswood, Martley (APP/J1860/W/22/3306186 dated 26 May 2023) was determined on the basis of a supply of only 2.3 years. Against this backdrop we find it incredibly surprising that the Parish Council would not proactively plan to accommodate future housing need in Hallow and would leave itself open to speculative applications rather than positively planning to accommodate future growth.</p> <p>The SWDP Review is subject to ongoing delays. The Regulation 19 Consultation closed in December 2022 and no response has yet been published. It is expected that Submission will be further delayed</p>	<p>In accordance with paragraph 67 of the NPPF, the South Worcestershire Councils provided an indicative housing requirement for the neighbourhood area. That requirement was a minimum of 1 dwelling in the period 2021 – 2030 and a further 21 dwellings in the period 2031 – 2041.</p> <p>It is clear that the minimum housing requirement for Hallow for the period 2021 to</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				<p>until the proposed amendments to the National Planning Policy Framework have been published. As such a revised Submission target date has not been published. This means that the adopted SWDP is out of date and there is unlikely to be a five-year housing land supply in place until the SWDPR is adopted, which is likely to be at least 12-18 months away. As a result, there is a continuing lack of a supply of houses in the district. In addition to this, the demand for affordable housing specifically continues to increase, particularly given the current cost of living crisis. Because affordable housing is often delivered as a percentage of new housing schemes, a lack of a five-year housing land supply also negatively impacts on the supply of new affordable homes. This means that there is an increasing unmet need and the housing gap of those who are unable to afford their home continues to widen. As there are no new allocations being proposed in the Hallow Neighbourhood Plan, there</p>	<p>2041 will be exceeded. There is no need to allocate further housing sites.</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				<p>will not be sufficient affordable housing available in the village to meet the need.</p> <p>As set out below, we propose the allocation of our Client's site located at Shoulton Lane to help provide a deliverable and affordable supply of new homes in Hallow, including affordable homes.</p>		
J Fulcher	24		HAL1	Hallow is a rural village with active agriculture we cannot afford to lose more land to Development	Noted	No change
John Griffin	24		HAL1	People move for the village atmosphere, so this needs to be retained and not create another commuter area. Current build sites remain on boundaries.	<p>It is agreed that a new policy is required to address the modifications to the Development Boundary.</p> <p>Where neighbourhood plans contain policies relevant to housing supply, these policies should take account of latest and up-</p>	No change

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
					<p>to-date evidence of housing need. In accordance with paragraph 67 of the NPPF, the South Worcestershire Councils provided an indicative housing requirement for the neighbourhood area. That requirement was a minimum of 1 dwelling in the period 2021 – 2030 and a further 21 dwellings in the period 2031 – 2041. It is clear that the minimum housing requirement for</p>	

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
					Hallow for the period 2021 to 2041 will be exceeded. There in no need to allocate further housing sites.	
Malvern Hills District Council	25	6.4		Says that the Development Boundary has become out-of-date and that as a consequence the Settlement Boundary has been updated. For clarity and consistency, there needs to be consistent terminology – reference to “Settlement Boundary” should be replaced with “Development Boundary”. Also, my understanding is that Map 7 shows the proposed revised Development Boundary. It needs to be made clear (either in the supporting text or an Appendix / background report) what modifications are proposed to the Development Boundary.	Agree to amending reference to “Development Boundary” instead of “Settlement Boundary”. A map will be provided showing both the existing and proposed Development Boundary for publication of the Parish Council’s website.	References to “Settlement Boundary” to be replaced by “Development Boundary”. A map be provided showing both the existing and proposed Development Boundary for publication of the Parish Council’s website.

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
Malvern Hills District Council	26	6.6		It should probably be noted that subsequent to providing an indicative housing requirement in July 2019, the South Worcestershire Council's have consulted on the Regulation 19 version of the SWDPR which proposes a housing requirement of 25 for Hallow.	Agreed	Paragraph 6.6 be modified by adding the following sentence: "The South Worcestershire Council's subsequently consulted on the Regulation 19 version of the SWDPR which proposed a housing requirement of 25 for Hallow."
Malvern Hills District Council	28	6.12		Given that the site allocation has planning permission and development has commenced, paragraph 6.12 has been overtaken by events and is now redundant.	Agreed	Paragraph 6.11, 6.12 and Map 8 be deleted.
Malvern Hills District Council	28	6.14		Unchanged from para 6.13 in the made Hallow NDP. However, I note that reference is made to SWDP 1 seeking to restrict development in the open countryside. It may be worth noting that reference should be to SWDP 2 (not SWDP 1). Also, in circumstances where the Local	Agreed	A new policy be added to address the modifications to the Development Boundary and its role in directing the location of windfall

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				Planning Authority cannot demonstrate a 5-year housing land supply, policy SWDP 2 is considered out-of-date. Whilst recognising that the Parish Council do not wish to duplicate the SWDP, the Parish Council may wish to consider including specific policies in the NDP related to housing development in the open countryside and the Significant Gap along the lines of policies LB/H/2 and LB/H/5 in the Leigh & Bransford NDP – available at Leigh & Bransford Neighbourhood Plan - Made Version - November 2022.pdf (malvern hills.gov.uk)		housing development.
Malvern Hills District Council	31		HAL2	Policy HAL2 (and paragraph 6.28) proposes a new policy requirement relating to First Homes. As currently worded it is considered that the new policy requirement would not meet the Basic Conditions. The reason for this is that Planning Practice Guidance on First Homes says “In order to qualify as a First Home, a property must be sold at least 30% below the open market	The Government’s planning guidance on First Homes makes it clear that: 1. New neighbourhood plans should take account of the new First	The last paragraph of Policy HAL2 be modified to read: “In the case of First Homes, after the discount has been applied, the first sale must be at a price no higher than £125,000 or otherwise linked to the minimum pay

Representor	Page	Paragraph	Policy	Representation	Response	Recommendation
				<p>value ... However, the First Homes Written Ministerial Statement does give local authorities and neighbourhood planning groups the discretion to require a higher minimum discount of either 40% or 50% if they can demonstrate a need for this ... In such circumstances, the minimum discount level should be fixed at either 40% or 50% below market value and should not be set at any other value.” In light of this, my understanding is that whilst national policy says that after the discount has been applied (outside Greater London) the price must be no higher than £250,000, a Neighbourhood Plan can set a minimum discount of 30%, 40% or 50% - but a maximum price limit of £125,000 would not meet the Basic Conditions.</p>	<p>Homes requirements from 28 June 2021 (Paragraph: 018 Reference ID: 70-018-20210524); and 2.</p> <p>Neighbourhood planning groups have the discretion to set lower price caps if they can demonstrate a need for this (Paragraph: 005 Reference ID: 70-005-20210524).</p> <p>First Homes exception sites can come forward on unallocated land outside of a development</p>	<p>for Classroom Teachers. First Homes exception sites will not be supported.”</p> <p>A new paragraph be added after 6.28 to read:</p> <p>“First Homes exception sites can come forward on unallocated land outside of a development plan. However, they cannot come forward in designated rural areas such as Hallow.”</p>

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					plan. However, they cannot come forward in areas designated as Green Belt, within the Broads Authority, or in designated rural areas as defined in Annex 2 of the National Planning Policy Framework. Hallow Parish is a designated rural area.	
Malvern Hills District Council	31		HAL2	Policy HAL2 – evidence from the 2018 Housing Needs Survey is now 5 years old and is probably close to its “use by” date. Has a more recent survey been undertaken?	Malvern Hills District Council’s Waiting List data demonstrates that there are now just 10 households on the list for accommodation in Hallow.	A new paragraph be added after 6.19 to read: “Malvern Hills District Council’s Waiting List data demonstrates that there are now just 10 households on the list for accommodation in

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						<p>Hallow. On 16 February 2022, full planning permission (21/01268/FUL) was granted to Hayfield Homes for the development of 55 dwellings on the allocated HAL1/1 site in the Hallow Neighbourhood Plan. The Hayfield Homes' development on land south of Greenhill Lane will provide 22 (40%) affordable homes of which 16 will be for social rent and 6 to be shared ownership. These homes will more than meet the needs of those households on the Malvern Hills</p>

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						District Council Waiting List.
RCA Regeneration Ltd on behalf of Hallow Stage II Ltd	31		HAL2	<p>We support this policy, which seeks to provide a mixture of homes that is appropriate to meet the needs and demands of local people. We also support the addition of the requirement for provision of First Homes.</p> <p>However, without an available supply of deliverable housing as set out in our objection to Policy HAL1, no new homes are being delivered to meet housing need. Policy HAL2 cannot deliver its aspirations without Policy HAL1 being amended to allocate additional sites. As set out below, we propose the allocation of our Client's site located at Shoulton Lane to help provide a deliverable and affordable supply of new homes in Hallow.</p>	While it is accepted that Policy HAL2 may have limited application it may apply to windfall development that within the revised Development Boundary.	No change
Lyn Cartwright	31		HAL2	The First Homes Initiative must be supported to give the next generation the opportunity of home ownership but prices must be reasonable and the space provided adequate for young families.	House prices are now so high in Hallow that they are beyond the reach of key workers such as teachers, police	No change

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				<p>Additionally, affordable housing schemes should be open to single buyers, who may in previous relationships have owned a home but whose circumstances have changed. They too have the right to aspire to home ownership alone though due to salary multiples they find themselves unable to secure their own homes as a single person. So please expand the scheme to include other buyers in need as well as first-time buyers.</p>	<p>staff or nurses. The First Homes Written Ministerial Statement of 24 May 2021 gives neighbourhood planning groups the discretion to set lower price caps if they can demonstrate a need for this. If First Homes are to benefit key workers in Hallow, after the discount has been applied, the first sale price should be no higher than £125,000.</p>	
John Griffin	31		HAL2	<p>First Homes Scheme: Need to be offered to and affordable to people who live or have family in Hallow. Difficult to buy homes generally and</p>	<p>As part of the section 106 agreements, neighbourhood planning groups</p>	<p>Policy HAL2 be modified by the addition of a paragraph to read:</p>

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				Hallow is getting more expensive with prices of the new homes.	can apply eligibility criteria in addition to the national criteria. This may involve a local connection test.	“All affordable housing will be subject to conditions, or a planning obligation will be sought, to ensure that when homes are allocated, priority is given to people with a local connection to Hallow Parish (i.e. including living, working or with close family ties in the Parish).”
Hallow CE Primary School	31		HAL2	At Hallow School we have noticed that many of our families are travelling further afield to attend. They would like to live in Hallow but cannot afford the house prices. So my question would be about what efforts are being made to enable young families to buy the new properties in Hallow? Encouraging the next generation into the village is essential for the school and local groups (i.e.	House prices are now so high in Hallow that they are beyond the reach of key workers such as teachers, police staff or nurses. The First Homes Written Ministerial	No change

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				Scouts). The First Homes Scheme is a great idea, but will the discount be enough to enable young families on low incomes?	Statement of 24 May 2021 gives neighbourhood planning groups the discretion to set lower price caps if they can demonstrate a need for this. If First Homes are to benefit key workers in Hallow, after the discount has been applied, the first sale price should be no higher than £125,000.	
A Holmes	31		HAL2	The sections about First Homes doesn't really explain what it is and why we are including it in the revised plan. You say "neighbourhood plan is expected....." but not the background to this and why the NDP has included this.	Plans should set out the contributions expected from development. This should include setting out the levels and types of	No change

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					affordable housing provision required. This should include policies for First Homes. An explanation of First Homes is set out at paragraphs 6.26-6.27.	
J Fulcher	31		HAL2	Fully support the First Homes Scheme for the promotion of affordable homes for local young families	Noted	No change
Aison Griffin				I fully support having First Home Scheme for young people. However, the price of the new builds in Hallow still makes it very difficult for people to afford them.	House prices are now so high in Hallow that they are beyond the reach of key workers such as teachers, police staff or nurses. The First Homes Written Ministerial Statement of 24	No change

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					May 2021 gives neighbourhood planning groups the discretion to set lower price caps if they can demonstrate a need for this. If First Homes are to benefit key workers in Hallow, after the discount has been applied, the first sale price should be no higher than £125,000.	
Peter and Catherine Fryers	39			<p>Please could we ask that image on page 39 shown below is removed from the published report and again that it is removed from the referenced AECOM design guide published in 2019.</p> <p>We have written to the Parish Council before regarding the use of our house as an example of undesirable design.</p>	West Ridge, Shoulton is not identified as an example of undesirable design either within the Neighbourhood Plan or Design Guide. However,	The ‘building modification, extension and plot infill’ section on page 39 be modified to remove the photo of West Ridge, Shoulton.

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				<p>The statement in the image is factually incorrect. The windows are not uPVC they are aluminium.</p> <p>Furthermore, when we changed from poor quality softwood to aluminium with a vastly improved thermal efficiency and in keeping with modern design principles for converted farm buildings we sought and received planning permission for the change (Application number 15/00532/HOU).</p> <p>In the officers report it noted that “The proposed alterations would provide a suitable ‘conservation’ response to the design and detail and as a result would respect the character and appearance of the rural building. Officers are satisfied that the proposed replacement windows and doors would comply with policy EP6 and meet with the guidance set out in the supporting SPD.”</p>	<p>in view of the concern expressed, the property photograph will be removed from page 39. The Desing Guide is not the subject of consultation.</p>	
Environment Agency	71		HAL10	We would not, in the absence of specific sites or community and recreational facilities (HAL10, HAL11)	Note	No change

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				allocated within areas of fluvial flooding, offer a bespoke comment at this time. You are advised to utilise the attached Environment Agency guidance and pro-forma which should assist you moving forward with your Plan.		
Environment Agency	75		HAL11	We would not, in the absence of specific sites or community and recreational facilities (HAL10, HAL11) allocated within areas of fluvial flooding, offer a bespoke comment at this time. You are advised to utilise the attached Environment Agency guidance and pro-forma which should assist you moving forward with your Plan.	Note	No change
K Bailey	58		HAL8	Ensure native hedgerows are left alone to promote biodiversity and build up the wildlife corridors/mosaic of habitats.	The protection and enhancement of hedgerow field boundaries is one of the landscape and biodiversity priorities identified for the	No change

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					Severn Meadows Corridor ECA.	
K Bailey	58		HAL8	Information boards to ensure people are aware of the wildlife that is around them.	Noted	The Parish Council address the need for wildlife information boards.
J Fulcher	62		HAL9	There remains ancient trees, open spaces and historic parklands which must be protected. Being one with nature is vital for people's wellbeing and mental health and the areas are well used by Hallow people.	Policy HAL9 requires that 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.	No change

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K Bailey	94			<p>Please ensure that infrastructure is adopted to accommodate more people.</p> <p>There need to be more poo bins for dog's waste- increasing capacity = more pet owners.</p>	<p>Planning obligations secured under Section 106 of the Town and Country Planning Act are required to mitigate the impact of the development. On 16 February 2022, full planning permission (21/01268/FUL) was granted for the development of 55 dwellings on the allocated HAL1/1 site. The following contributions were secured by means of a planning obligation:</p>	<p>The Parish Council address the need for additional dog poo bins.</p>

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					<p>Affordable housing Contribution to WCC's Personalised Travel Planning (PTP) service. Contribution to Scholars Transport Services of £59,057. Contribution to Community Transport service serving mobility impaired residents £9,450. Total education infrastructure financial contribution of £560,994 Community Infrastructure</p>	

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					contributions totalling £211,005.45	