

# Hallow Neighbourhood Plan Review

Submission Draft  
(2021-2041)



# Foreword

Following a positive referendum result (on 24 June 2021), on 20 July 2021 Malvern Hills District Council 'made' the Hallow 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 and other material considerations.

The Hallow Neighbourhood Plan was prepared having regard to the emerging South Worcestershire Development Plan (SWDP), but delays in its preparation have raised concerns about the protections offered by the current Neighbourhood Plan. Changes are also needed to take account of the Government's new First Homes Scheme and alterations to the village Development Boundary.

This review of the Hallow Neighbourhood Plan incorporates these changes and other than consequential revisions, there are no further modifications to the Neighbourhood Plan.

In accordance with Planning Policy Guidance, the Qualifying Body needs to take a view on the changes and whether they are so substantial as to change the nature of the Hallow Neighbourhood Plan. We believe that the modifications do not change the nature of the Plan because the objectives and broad strategy of the Plan are unaltered. If the Planning Authority and Independent Examiner agree, a referendum is not required.

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# Introduction

## Neighbourhood Planning

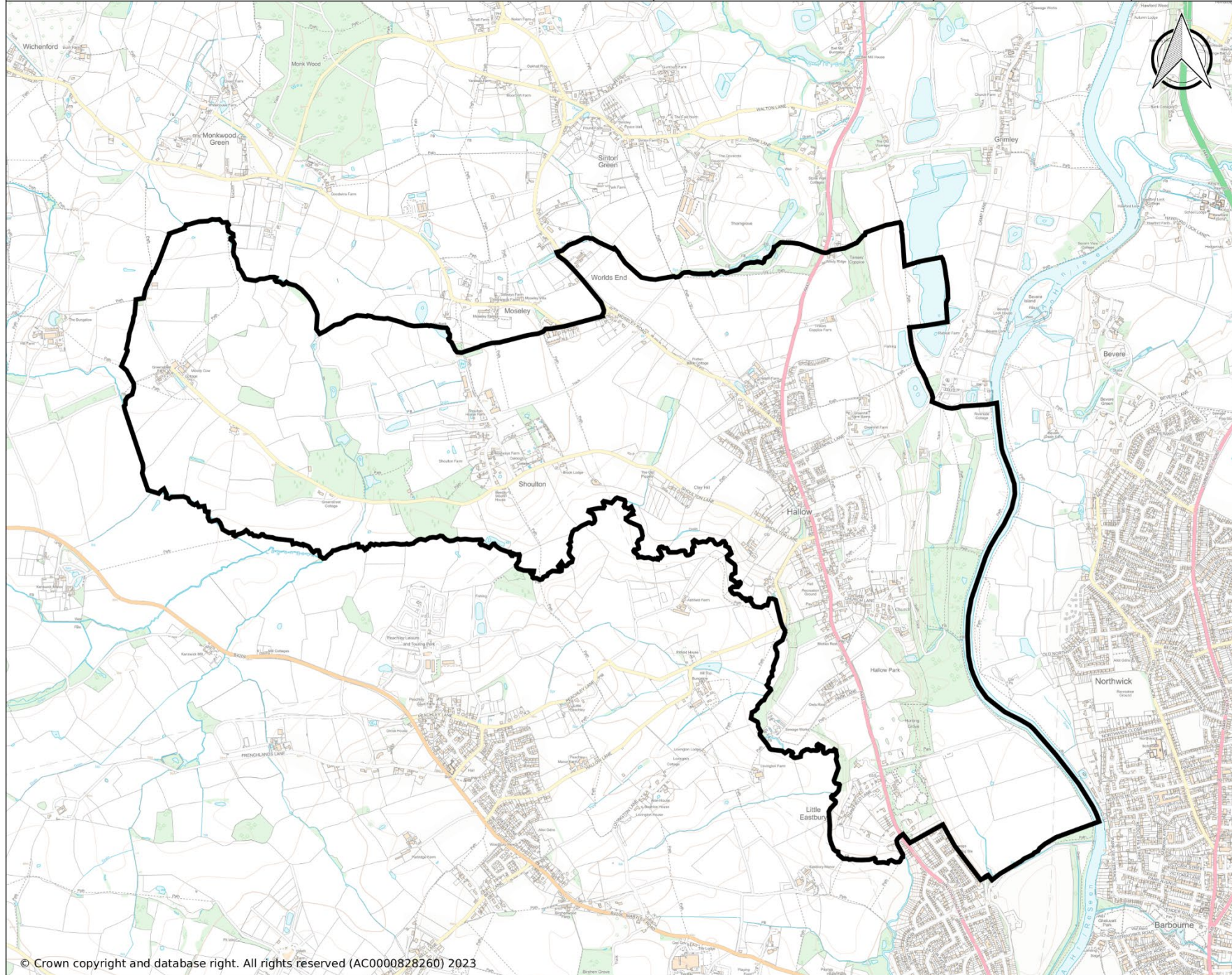
- 1.1 The 2011 Localism Act has given communities the right to draw up a Neighbourhood Plan. This right is aimed at giving local communities genuine opportunities to influence the future of the places where they live. Decisions on planning applications must take account of neighbourhood plans.
- 1.2 Following a positive referendum result (on 24 June 2021), on 20 July 2021 Malvern Hills District Council 'made' the Hallow Neighbourhood Plan part of the District's Development Plan in accordance with Regulation 19 of The Neighbourhood Planning (General) Regulations 2012.
- 1.3 This review of the Neighbourhood Plan incorporates changes to the Hallow Development Boundary and takes account of the Government's new First Homes Scheme. It is expected that the review will help retain the protections currently available to the Neighbourhood Plan Area<sup>1</sup> while the new South Worcestershire Development Plan is being prepared.

## Hallow Neighbourhood Area

- 1.4 The Parish of Hallow is a rural area situated around three miles northwest of the centre of Worcester in Malvern Hills District. The principal settlement is Hallow. The other settlements are Shoulton and Little Eastbury/Parkfield.
- 1.5 The Neighbourhood Area (Map 1) includes the whole of Hallow Parish and extends to 643 hectares.
- 1.6 Hallow Parish Council applied for Neighbourhood Area designation in June 2017. The Neighbourhood Area was designated by Malvern Hills District Council on 14 July 2017.

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<sup>1</sup> Under paragraph 14 of the National Planning Policy Framework



Neighbourhood Area





## Plan Period

- 1.7 Hallow Parish Council is the ‘Qualifying Body’ responsible for preparing the Neighbourhood Plan. It has been supported by a Neighbourhood Plan Steering Group comprising Parish Councillors and local residents. The plan period covers the period to 2021 to 2041 to align with the emerging South Worcestershire Development Plan Review.

## How we have prepared the Neighbourhood Plan Review

- 1.8 The first Hallow Neighbourhood Plan was the subject of considerable community input. This included focus groups, public meetings, public exhibitions, workshops, questionnaires, leaflets and an independent examination.
- 1.9 The first Neighbourhood Plan was ‘made’ by Malvern Hills District Council on 20 July 2021. This followed a successful local referendum on 24 June 2021 when, on a turnout of 35%, 96% supported the Neighbourhood Plan.
- 1.10 There is no timeframe within which neighbourhood plans are required to be reviewed or updated. However, areas with neighbourhood plans that are less than two years old can benefit from added protection provided criteria are met. To retain this protection a review is being undertaken that includes updates to:
- The Hallow Development Boundary; and
  - Take account of the Government’s new First homes Scheme.
- 1.11 The Parish Council has concluded that although some material changes are required to the first Neighbourhood Plan, the broad nature of it should not change. These modifications are incorporated into this Pre-Submission Draft version of the revised Neighbourhood Plan.
- 1.12 The consultation period on the Pre-Submission Draft version of the revised Neighbourhood Plan for Hallow Parish will run from 22 May to 3 July 2023.
- 1.13 A copy of the Pre-Submission Draft version of the revised Neighbourhood Development Plan will be available to download, along with supporting documentation, on the Parish Council [website](#). A leaflet publicising the draft revised Plan was delivered to all premises within the Parish.

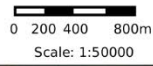
## Hallow Neighbourhood Plan Review Submission Draft (2021-2041)

- 1.14 All the representations and comments received have been considered by Hallow Parish Council and used to amend the Pre-Submission Draft version of the revised Neighbourhood Plan. A Consultation Statement, including a summary of all comments received and how these were considered, will be made available on the Parish Council [website](#).

### Next Steps

- 1.15 The draft revised Neighbourhood Plan will now be submitted to Malvern Hills District Council for publication and a further six-week public consultation will take place before it is sent to an Independent Examiner.
- 1.16 Material modifications which do not change the nature of the first Plan require examination but not a referendum. Material modifications which do change the nature of the first Plan require examination and a referendum.
- 1.17 When the revised Neighbourhood Plan is adopted, it will replace the current version of the Hallow Neighbourhood Plan and form part of the Statutory Development Plan for the area. Malvern Hills District Council will continue to be responsible for determining most planning applications (mineral and waste planning applications are determined by the County Council). Therefore, in Hallow Parish the policies in the revised Neighbourhood Plan will continue to form the basis of those decisions along with the adopted Local Plan and any other relevant policy instruments or guidance forming part of the statutory development plan for the District.



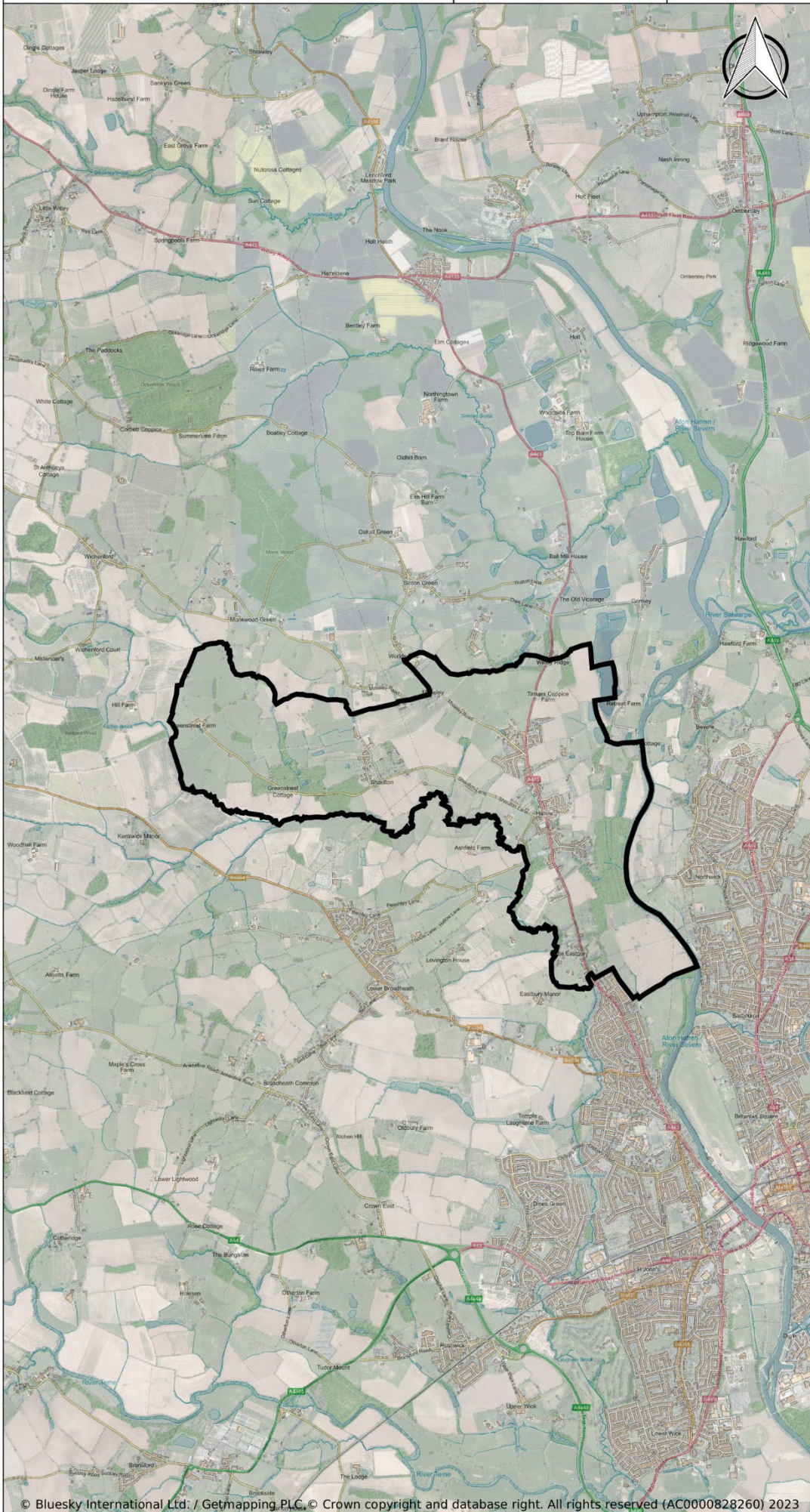


Author:

Date: 09/08/2023



Neighbourhood Area





# Parish Profile

## Hallow Parish

- 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.



*Figure 1: 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 boundary of the Neighbourhood Area abuts Worcester City Council, 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.

## 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. 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.

## Hallow Neighbourhood Plan Review Submission Draft (2021-2041)

- 2.4 The geographic form of the ridge has constrained development within Hallow and produced the largely linear development discernible today.
- 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 2021 Census, the Neighbourhood Area had a population of 1,400<sup>2</sup>, living in 630<sup>3</sup> households. This was a 15% increase from 2011 (1,219 residents) and more than double the population of 1991 when the Neighbourhood Area had 670 residents.

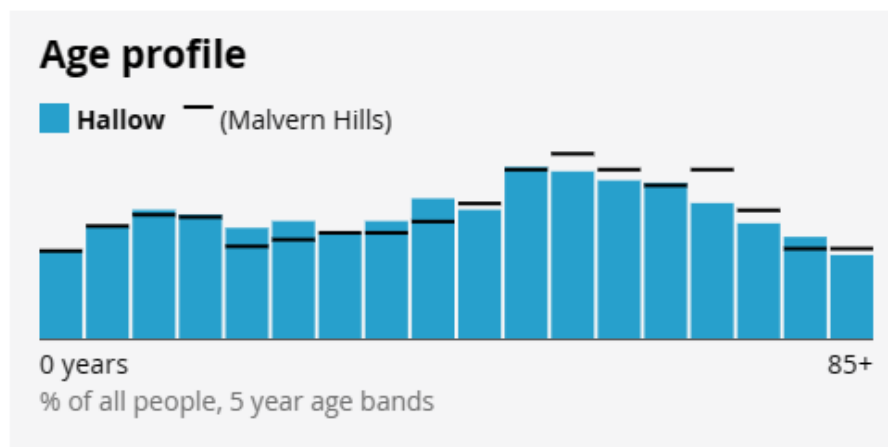
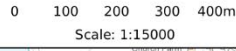


Figure 2: Age Profile (Source: 2021 Census)

- 2.8 The 2021 Census shows that the population of the Neighbourhood Area had a similar age structure to that of residents across Malvern Hills district (Figure 2).

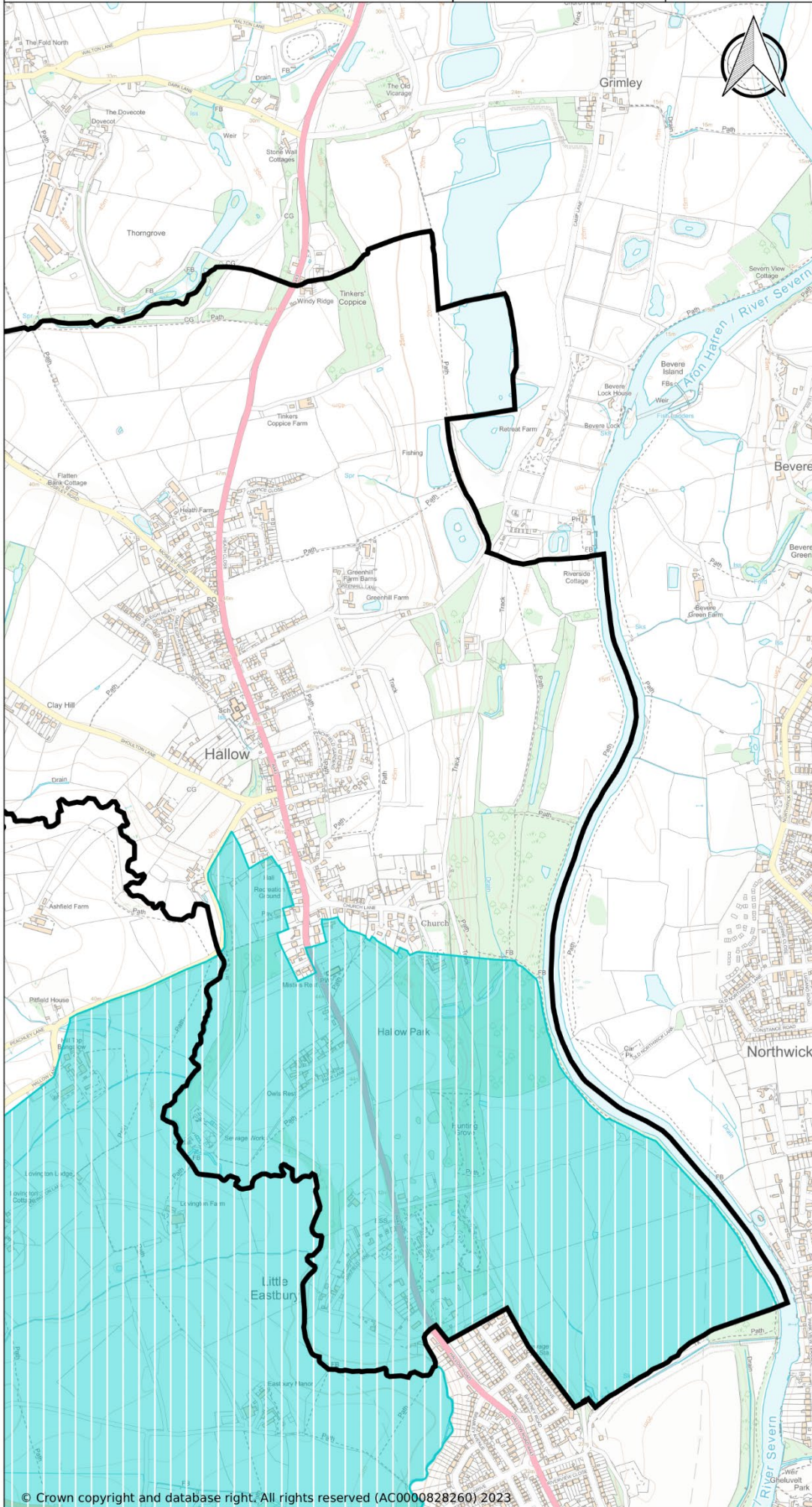
<sup>2</sup> Rounded to the nearest 100 people

<sup>3</sup> Rounded to the nearest 10 households



Significant Gap

- Significant Gap
- Neighbourhood Area





- 2.9 Most households (70.1%) in Hallow consist of a single family and under a third (27.3%) are one-person households (Figure 3), similar to that for Malvern Hills District.

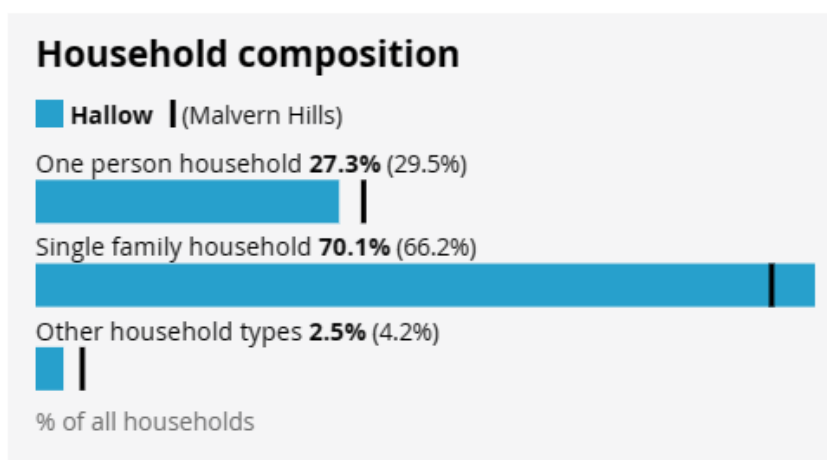


Figure 3: Household Composition (Source: 2021 Census)

## Health and Wellbeing

- 2.10 Generally, people in Hallow consider themselves to be in good health, 84% felt they had very good/good health, but 5% felt themselves to be in bad or very bad health (Figure 4). 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 Hallow Neighbourhood Plan.

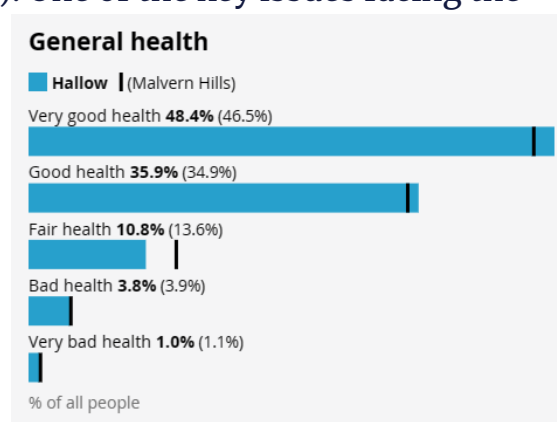


Figure 4: General Health (Source: 2021 Census)

## Housing

- 2.11 The 2021 Census shows that 67% of homes in Hallow have three bedrooms or more, the same proportion as for Malvern Hills, but with more of these being four or more bedrooms (31.9% compared with 29.1% in Malvern Hills).

## Hallow Neighbourhood Plan Review Submission Draft (2021-2041)

- 2.12 Since the adoption of the South Worcestershire Development Plan in 2016, planning permission has been granted for 185 new dwellings. Most of these have been on three sites:
- The completed development of 65 dwellings at Pinchfield Gardens;
  - The completed development of 33 homes at Banks Close; and
  - The approval of 55 dwellings on the site allocated by the first Hallow Neighbourhood Plan as an extension of the Hayfield Homes development at Banks Close. Development here has started.
- 2.13 Many of the new homes built have been 3-4-bedroom houses. Most of this development has been in the northern parts of Hallow village, which partly reflects the success of strategic planning policy that seeks to preserve the Significant Gap to the south of the village.
- 2.14 At time of the 2021 Census 74% of households in Hallow were owner-occupiers, including the 43% of households who owned their home outright – lower than Malvern Hills (45%). The area has a higher proportion of houses in the higher Council Tax bands than the District as a whole.

### Transport and travel

- 2.15 The 2021 Census showed that 36% of people aged 16 years and over in employment worked mainly at or from home. 55% travelled to their workplace by driving a car or van. 27% travelled less than 10km to work.
- 2.16 Despite the 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.
- 2.17 Traffic volumes, speeding and car parking are significant concerns for residents (Community Survey 2018). The 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.

## Employment, Commerce, and Industry

- 2.19 Some 43 businesses were identified as operating in Hallow in the Business Survey including farms, retail outlets, and a wide range of commercial and community services.
- 2.20 Of those people aged 16 years and over, 58% were economically active, including 2% unemployed. Only 6% of the workforce were employed in elementary occupations such as agriculture, with the largest groups being employed professional occupations (27%), managers, directors and senior officials (19%).

## 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’. These areas are shown on Map 9 of the Hallow Neighbourhood Plan. The Worcestershire Green Infrastructure Strategy 2013-18 identified Hallow as an area where green infrastructure should be protected and improved.



Figure 5: Parkland to the North of Parkfield

## Hallow Neighbourhood Plan Review Submission Draft (2021-2041)

- 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 several protected and notable species, see Maps 7, 8 and 12-14 of the Hallow Neighbourhood Plan.



*Figure 6: 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.
- 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.

## Hallow Neighbourhood Plan Review Submission Draft (2021-2041)

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. This work is supplemented by the work of Hallow History Group.



*Figure 7: View of Hallow Church from the South*

# Planning Policy Context

## Basic Conditions

- 3.1 A neighbourhood plan must meet each of a set of basic conditions before it can be put to a referendum and be made. The basic conditions state that plans must:
- Have regard to national policies and advice contained in guidance issued by the Secretary of State.
  - Contribute to the achievement of sustainable development.
  - Be in general conformity with the strategic policies contained in the development plan for the area.
  - Not breach, and otherwise be compatible with, EU obligations (now part of UK Law).
  - Comply with other prescribed matters.

## National Policies and Guidance

- 3.2 The [National Planning Policy Framework](#) (NPPF) was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019 and 20 July 2021. This sets out the Government's planning policies for England and how these are expected to be applied.
- 3.3 The [planning practice guidance](#) that supports the NPPF is published online.
- 3.4 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:

*“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*



## Hallow Neighbourhood Plan Review Submission Draft (2021-2041)

*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.”*

### The Development Plan

- 3.5 The relevant Development Plan for the area is the South Worcestershire Development Plan which was prepared by Worcester City, Malvern Hills District and Wychavon District Council.

#### South Worcestershire Development Plan

- 3.6 Following its adoption in February 2016, the [South Worcestershire Development Plan](#) (SWDP) provides the strategic planning context for the Hallow Neighbourhood Plan. This includes land use designations relevant to Hallow village: four allocated housing sites, development boundary, conservation area, protected open space and significant gap.



*Figure 8: Significant Gap with Worcester Cathedral in long distance view*

- 3.7 The SWDP allocated four housing sites in Hallow providing approximately 93 dwellings. All four sites have been developed.

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

- 3.8 The three South Worcestershire Councils (Malvern Hills, Worcester City and Wychavon) started a review of the South Worcestershire Development Plan (SWDPR) in late 2017. This was in response to new Government requirements that Development Plans should be updated every five years. The review will provide an updated plan up to 2041, will update the existing SWDP and where necessary its vision, objectives, spatial strategy and policies for the future development of the South Worcestershire area.



## Hallow Neighbourhood Plan Review Submission Draft (2021-2041)

- 3.9 [Regulation 19 Publication](#) consultation on the SWDPR concluded on 23 December 2022. Adoption is not expected until early 2024.

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

- 3.9 The first Hallow Neighbourhood Plan was screened for the purposes of [Strategic Environmental Assessment \(SEA\)/Habitat Regulations Assessment](#). The Screening Assessment concluded that there was no need for a full SEA or Appropriate Assessment.

# Vision and Objectives

## Vision

- 4.1 In setting out the aims for the Plan it is vital to consider how Hallow Parish should be at the end of the plan period. The Plan needs to be aspirational, but realistic. The Plan also needs to respond to the priorities identified by local people. The vision statement set out below has helped guide the preparation of the Hallow Neighbourhood Plan and makes it clear what the Plan is aiming to achieve.

### **Hallow Neighbourhood Plan 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 Hallow Neighbourhood Plan 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.

- 4.2 The Hallow Neighbourhood Plan 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.

## Neighbourhood Plan Objectives

- 4.3 To achieve the Hallow Neighbourhood Plan Vision 2041 a set of objectives have been defined for the Hallow Neighbourhood Plan:

## Hallow Neighbourhood Plan 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.

# Policies

- 5.1 The following sections (6 to 10) of the Hallow Neighbourhood Plan set out its planning policies. This is the real heart of the Hallow Neighbourhood Plan. Each policy is set out under the corresponding Hallow Neighbourhood Plan objective and is accompanied by supporting evidence in a “Background/Justification” section. It should be remembered that the Hallow Neighbourhood Plan 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 Hallow Neighbourhood Plan Policies Maps that cover the whole Neighbourhood Area and accompanies this written document and are included as Maps 4 and 5. The Policies Plan excludes surface and subsurface archaeology which is shown on Map 18 in Appendix 4.

## Implementation

- 5.2 The Hallow Neighbourhood Plan 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 Hallow Neighbourhood Plan’s policies and other development plan policies.



View Triangle



Recreation



Community Facilities



Green Infrastructure



Important Views



Local Green Spaces



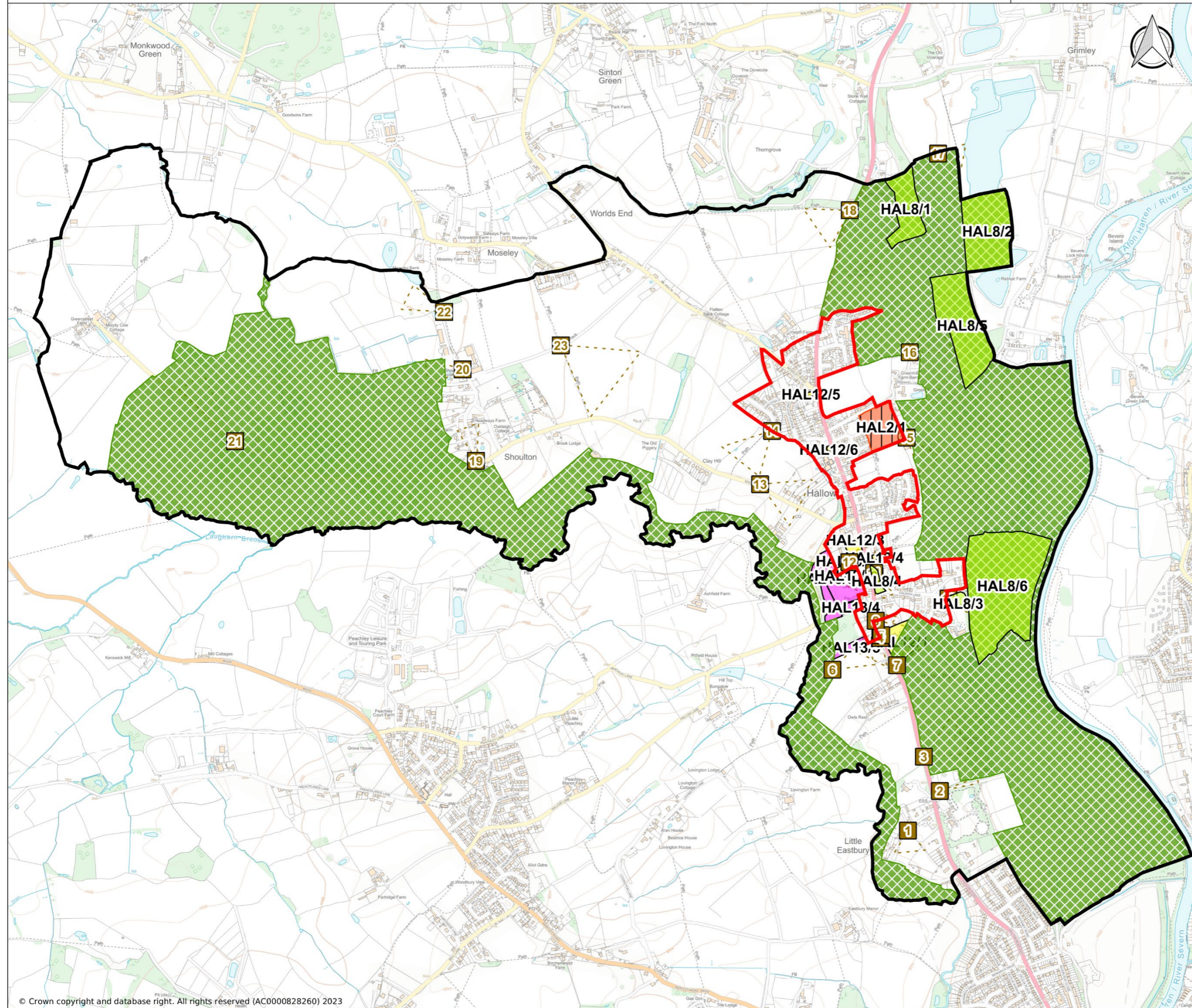
Housing Allocation



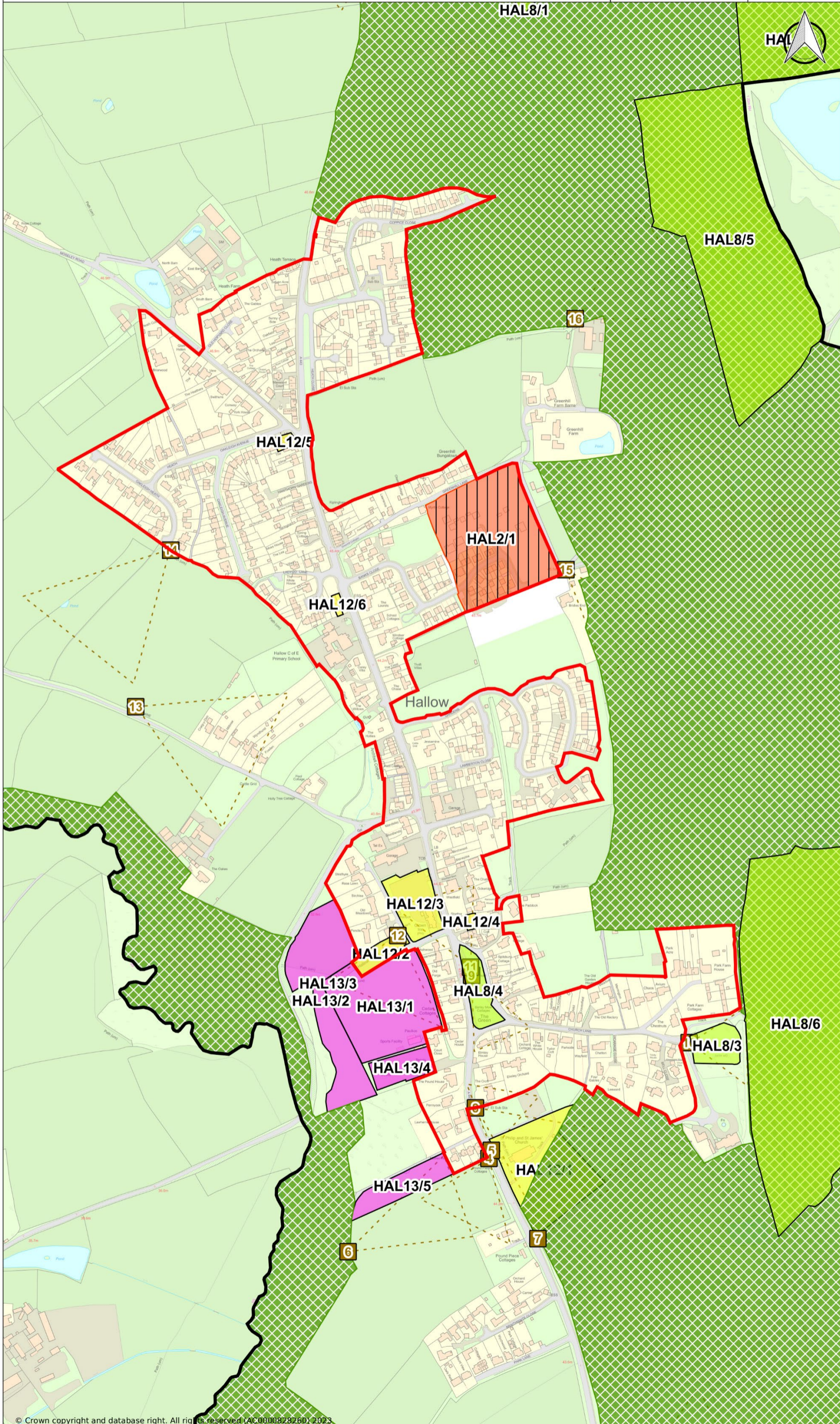
Development Boundary



Neighbourhood Area







-  View Triangle
-  Recreation
-  Community Facilities
-  Green Infrastructure
-  Important Views
-  Local Green Spaces
-  Housing Allocation
-  Development Boundary
-  Neighbourhood Area



# Housing

## Hallow Neighbourhood Plan 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.

### Policy HAL1 - Housing Requirement

The housing requirement for Hallow for the period 2021 to 2041 is a minimum of 25 dwellings. This will be met by committed developments; the allocation of a site at Greenhill Lane for the development of approximately 40 dwellings in accordance with Policy HAL2; and windfall development in accordance with Policy HAL3.

## Policy HAL1 Background/Justification

- 6.1 The Hallow Neighbourhood Plan must be in general conformity with the strategic policies of the South Worcestershire Development Plan (SWDP) and it should not promote less development than set out in the SWDP or undermine its strategic policies.
- 6.2 The SWDP allocated four sites for housing development in Hallow (Map 6):
  - SWDP59/5: Land north of Orchard Close for 46 dwellings (1.55 hectares). Planning permission (18/00851/FUL) was granted in November 2018 for a larger site of 65 dwellings on 5.11 hectares.
  - SWDP59d: Land at Braithwaite's Yard, Main Road for 9 dwellings (0.67 hectares)
  - SWDP59zk: Former Royal Oak Public House, Main Road for 8 dwellings (0.18 hectares)
  - SWDP59zzi: Land south of Greenhill Lane for 30 dwellings (1.67 hectares)

## Hallow Neighbourhood Plan Review Submission Draft (2021-2041)

- 6.3 All four sites have since been developed, providing 112 dwellings.
- 6.4 Since then, at the time of the first Hallow Neighbourhood Plan, planning approvals and completions had already produced 30 additional dwellings or commitments (Table 1).

*Table 1: Additional Housing Commitments and Completions – from 1st February 2016 to 31 March 2019*

Planning Approval/Additional houses	Description of approved/proposed development
<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 30</b>	

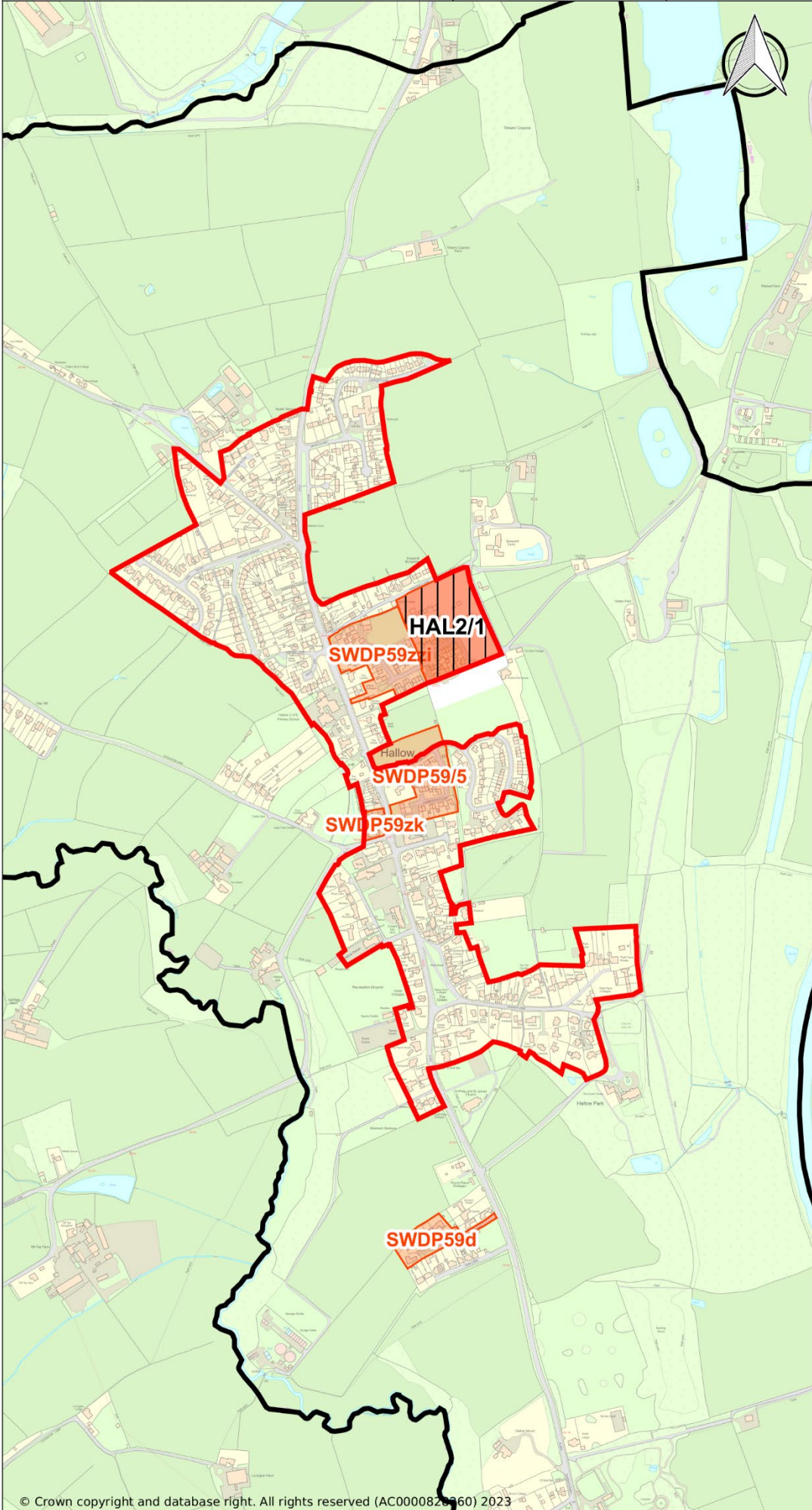
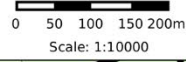


*Figure 9: Hallow has seen significant levels of housing growth*



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- 6.5 Preparation of the review of the South Worcestershire Development Plan (SWDPR) began in late 2017. The SWDPR will set out the overall development strategy for South Worcestershire for the period to 2041.
- 6.6 Neighbourhood plans are not obliged to contain policies addressing all types of development. However, where they do contain policies relevant to housing supply, these policies should take account of latest and up-to-date evidence of housing need.
- 6.7 Following a request from Hallow Parish Council, in July 2019 the South Worcestershire Councils prepared an indicative housing requirement for Hallow in accordance with paragraph 67 of the NPPF. The Councils indicated a minimum housing requirement of 1 dwelling in the period 2021 – 2030 and a further 21 dwellings in the period 2031 – 2041.
- 6.8 The South Worcestershire Councils subsequently consulted on the Regulation 19 version of the SWDPR which proposed a housing requirement of 25 for Hallow.



**SWDP Housing Allocation**

-  Housing Allocation
-  Development Boundary
-  Neighbourhood Area
- 

### **Policy HAL2 – Development of Land at Greenhill Lane**

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

HAL2/1 – Land at Green Hill Lane, Hallow (identified on Map 6 and Policies Maps) (2.23 hectares gross, minimum 40 dwellings)

Development of HAL2/1 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.

## **Policy HAL2 Background/Justification**

- 6.9 In discussions with the Parish Council, MHDC indicated that the 2021 to 2041 housing requirement, in line with national planning policy and guidance, was only a minimum and could increase as part of the SWDPR. For this reason, and to ensure that the Hallow Neighbourhood Plan provided choice and flexibility to meet changing future needs, the site at Green Hill Lane, HAL2/1, was allocated in the Hallow Neighbourhood Plan.
- 6.10 The allocated site at Greenhill Lane, along with other potential sites, came forward after site appraisals by consultants AECOM and by MHDC.
- 6.11 The Parish Council has also worked with the South Worcestershire Councils and, separately, the site owners of HAL2/1. 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 forms a new phase or extension to the existing SWDP allocation (SWDP59zzi). Development of the site will reinforce the



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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 HAL2/1 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 HAL2/1 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 Policies HAL1 and HAL4).
- The landowner has confirmed the site is suitable, available, viable and deliverable.

6.12 On 16 February 2022, full planning permission (21/01268/FUL) was granted for the development of 55 dwellings on the allocated HAL2/1 site and development has since commenced. The policy has been retained so that any revisions to the approved scheme continue to reflect the principals guiding the site's development. The site is included within the updated Development Boundary (Map 6).

### **Policy HAL3 – Windfall Housing Development**

Housing development within the Hallow Development Boundary defined by Map 6 and the Policies Maps will be supported subject to the more detailed policies of the SWDP and Hallow Neighbourhood Plan.

New housing development in open countryside, outside the Development Boundary (as shown on Map 6 and the Policies Maps) will only be supported if it meets one or more of the following criteria:

- a. There is an essential need for a rural worker to live permanently at or near their place of work in the countryside;
- b. It represents the optimum viable use of a heritage asset or would be an appropriate enabling development to secure the future of heritage assets;
- c. It is truly outstanding, reflecting the highest standards in architecture, and would help raise the standards of design more generally in rural areas, and would significantly enhance its immediate setting;
- d. Affordable housing on an exception site is required to meet an identified local need;
- e. It would re-use redundant or disused buildings and enhance its immediate setting.

### **Policy HAL3 Background/Justification**

- 6.13 The SWDP defines a Development Boundary for Hallow village. Development Boundaries are 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).
- 6.14 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 (including the Significant Gap between Hallow and Worcester) of Hallow village.
- 6.15 Land beyond the Development Boundary is defined as open countryside in the SWDP (SWDP Policy 2). Policy 2 also seeks to retain the open character of the Significant Gap. The Hallow Neighbourhood Plan does not seek to replace or duplicate SWDP policy. In the open countryside, development will be strictly controlled and will be

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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.

- 6.16 The Hallow Neighbourhood Plan seeks to work within this strategic planning policy framework, however the Development Boundary has become significantly out of date as a consequence of new development and the Neighbourhood Plan's proposed housing allocation HAL2/1. The Development Boundary has therefore been updated and is shown at Map 6. The updated Development Boundary along with the other non-strategic planning policies of the Neighbourhood Plan will 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 Hallow Neighbourhood Plan's non-strategic planning policies will ensure new development in Hallow, both within and without the updated Hallow Development Boundary is sustainable.



### **Policy HAL4 – 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:

- a. Affordable housing (particularly 1-bedroom social rented units)
- b. Affordable and open market 1- and 2-bedroom homes (e.g., starter homes for young people or homes for older people wishing to downsize)
- c. 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.

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 for Classroom Teachers. First Homes exception sites will not be supported.

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).

### **Policy HAL4 Background/Justification**

- 6.18 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 HAL2/1 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.

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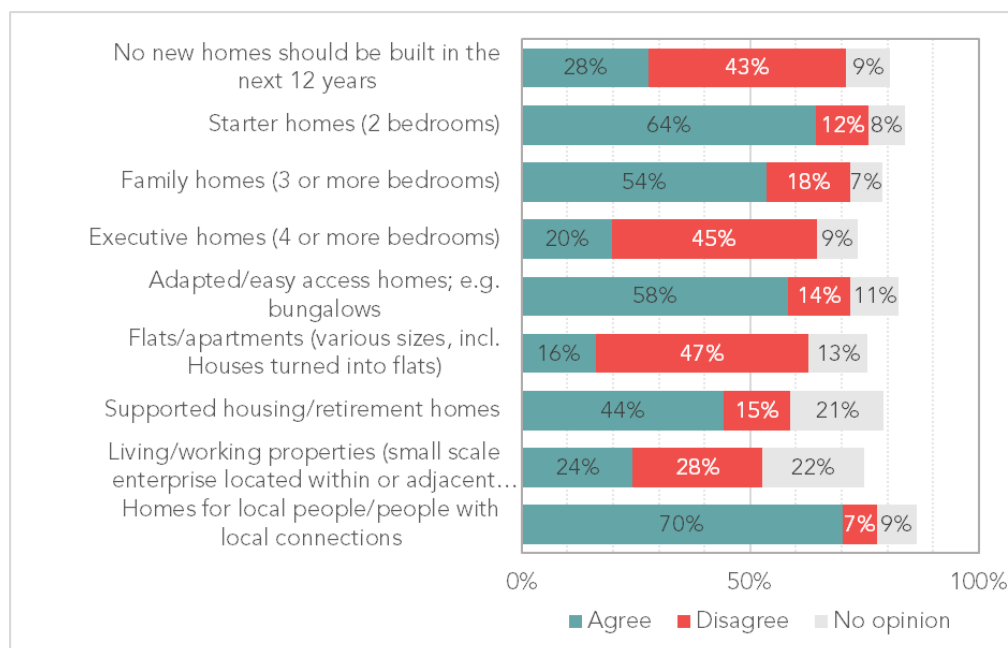


Figure 10: What type of new housing should be built over the remaining plan period? (Source: Community Survey)

6.19 To inform the Hallow Neighbourhood Plan a local Housing Needs Survey was undertaken. This provided a snapshot 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 bed roomed house and 2 households a 3 bed roomed 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.

6.20 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 bed roomed homes, but only 1 bungalow. In addition, of the 55 dwellings permitted on the HAL2/1 site, 22 (40%) are affordable homes of which 16 are proposed to be for social rent and 6 to be shared ownership. Overall, these homes more than meet the need identified in the Housing Needs Survey.

6.21 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:

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

- 6.22 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.
- 6.23 Malvern Hills District Council’s Waiting List data demonstrates that there are now just 10 households on the list for accommodation in 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 HAL2/1 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 District Council Waiting List.
- 6.24 In terms of 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 2). Ultimately downsizing could benefit all age groups, with older residents moving to a smaller home releasing larger homes for families.

Table 2: Are you considering downsizing? (Source: Community Survey)

Responses to Question 8a by age category	No	Yes
16-17	3	
18-24	3	
25-34	12	
35-44	36	
45-54	45	7



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Responses to Question 8a by age category	No	Yes
55-64	54	16
65-74	56	19
Over 75	68	13
No age given	6	1
<b>Total</b>	<b>283</b>	<b>56</b>

6.25 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 3).

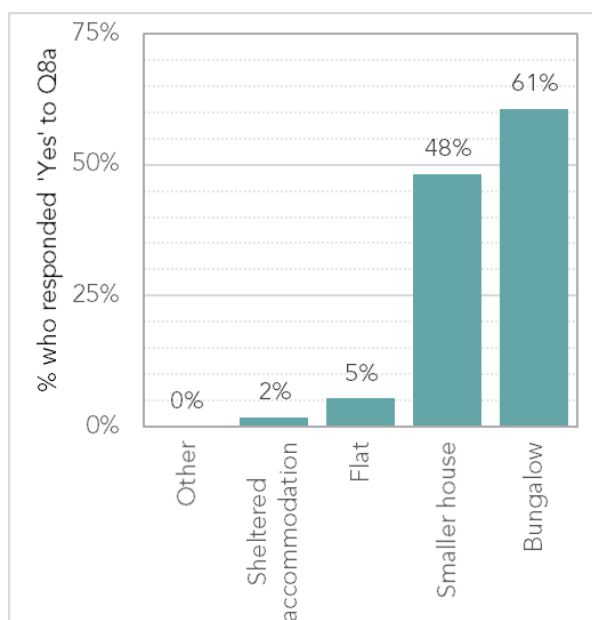


Figure 11: What kind of property would you consider downsizing too? (Community Survey)

Table 3: 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%

6.26 These findings in the Hallow surveys are echoed in the most recent work at District level, the Malvern Hills Strategic Housing Market Assessment. This concludes that:

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- 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.

6.27 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.

6.28 Therefore, based on the available evidence Policy HAL4 is designed to help address this general affordability issue and some of the identified local housing needs.

6.29 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.

### First Homes

6.30 The Neighbourhood Plan is now expected to take account of the Government’s new First Homes requirements. First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of ‘affordable housing’ for planning purposes. Specifically, First Homes are discounted market sale units which:

- must be discounted by a minimum of 30% against the market value;
- are sold to a person or persons meeting eligibility criteria;
- on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount and certain other restrictions are passed on at each subsequent title transfer; and,
- after the discount has been applied, the first sale must be at a price no higher than £250,000.

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- 6.31 First Homes are the Government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.
- 6.32 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 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<sup>4</sup>.
- 6.33 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.

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<sup>4</sup> From 1 September 2022 to 31 August 2023, the main pay range for Classroom Teachers starts at £28,000. Most lenders will lend up to 4- or 4.5-times income. So, a Classroom Teacher on the lowest salary would normally be able to borrow £112,000. The first sale price takes account of the need to provide a deposit.



### Policy HAL5 – 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.

### Policy HAL5 Background/Justification

6.34 The Community Survey 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 %).

6.35 Given the importance of design, character and identity to local people, walkabouts using the My Place matters toolkit were undertaken in

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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 13).

- 6.36 Policy HAL5 also seeks to secure the national planning policy aim of "achieving good design". Policy HAL5 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).*

- 6.37 Paragraph 5 of the 'Reasoned Justification' for SWDP Policy 21 encourages Neighbourhood Plans to provide "local design detail". Policy HAL5 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

- 6.38 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 HAL5 and how it has taken account of and responded to the relevant elements in the Hallow Design Guide (Figure 13 draws out a selection of points from the Hallow Design Guide). Poor design will not be supported.

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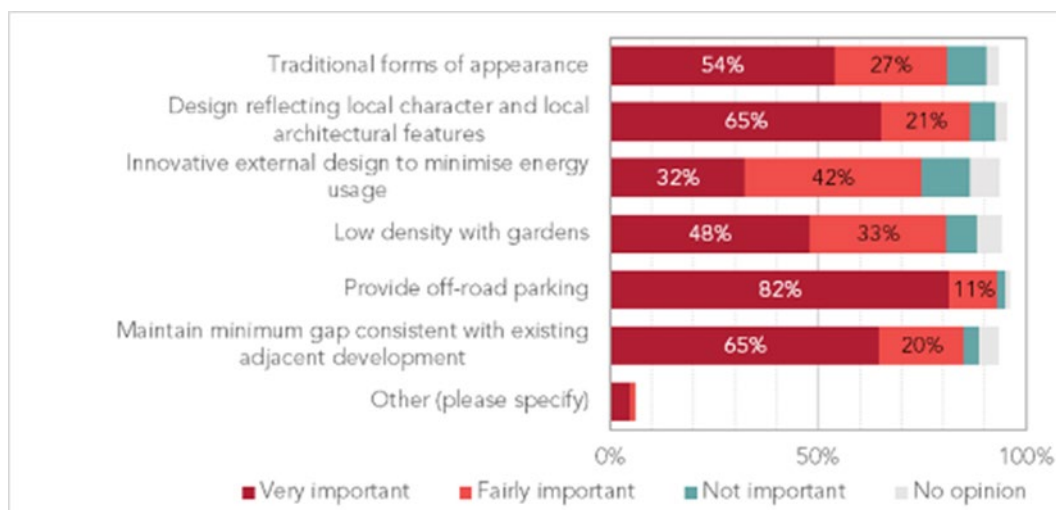


Figure 12: How important to you are the following when considering new housing development?  
(Source: Community Survey)

6.39 One of the key issues the Hallow Neighbourhood Plan 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 HAL5 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.



## Settlement Pattern



Pedestrian pathways providing links to the main road



Properties set back from the road with driveways



Vegetation screening properties from the road

## Green spaces, public realm and streetscape



The Green still used for public events



Vegetation and timber used to screen bin storage



Vegetation provides a rural feel amongst the residential properties



Sympathetic new road sign matching others in the village

## Pattern and layout of buildings



Property with decorative front garden and pathway



Property in Landed Estates screened from view



Properties facing out towards the countryside



Houses facing the main road

## Heritage assets



Traditional three-storey townhouse



Two terraces of three properties



Mature tree within The Green

## Views and landmarks



View of Hallow Primary School



Views of St Phillip and St James' Church



Long distance views to Worcester Cathedral

## Building line and boundary treatments



Decorative grey stone wall



Hedgerows for a soft boundary



Additional vegetation adding a boundary and privacy



Line of trees along the A443

## Building heights and roofline



Modern houses with alternating roof heights



Detached properties roofline interrupted by high chimney features



Terraced houses



Semi-detached property with extensions

## Building modification, extension and plot infill



Solar panels



Porch extension matching property features



Timber extension

## Architectural details



Porches



Door detailing



Dentil coursing



Varied dormer windows



# Natural Environment and Rural Character

## Hallow Neighbourhood Plan Objectives

### 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.

- 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 Hallow Neighbourhood Plan seeks to be in general conformity with these policies.



Figure 14: Hallow is surrounded by open countryside, view to north west

- 7.3 The Hallow Neighbourhood Plan, therefore, seeks to complement the policies by adding more detailed local planning policy for the Hallow Neighbourhood Area. All the policies in this section of the Hallow

Neighbourhood Plan have been informed by the Parish Search for Hallow Neighbourhood Development Plan prepared by Worcestershire County Council Ecology Service. This details the various landscape types and the biodiversity assets of the Neighbourhood Area: these 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 (Maps 8, 9 and Maps 11 to 14).

#### Policy HAL6 – Landscape

To be supported development proposals must demonstrate that: the characteristics and guidelines for the Landscape Type of the proposed site (see Map 9), 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.

### Policy HAL6 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 Hallow Neighbourhood Plan, and, in particular Policy HAL6, 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).*



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*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).*



Figure 15: River Severn

- 7.6 The Hallow Neighbourhood Plan 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 7, 8 and 12).
- 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 HAL5 – Housing Design.

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- 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 9).
- 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.

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- 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 14)
- 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.



*Figure 16: Spindlewood*

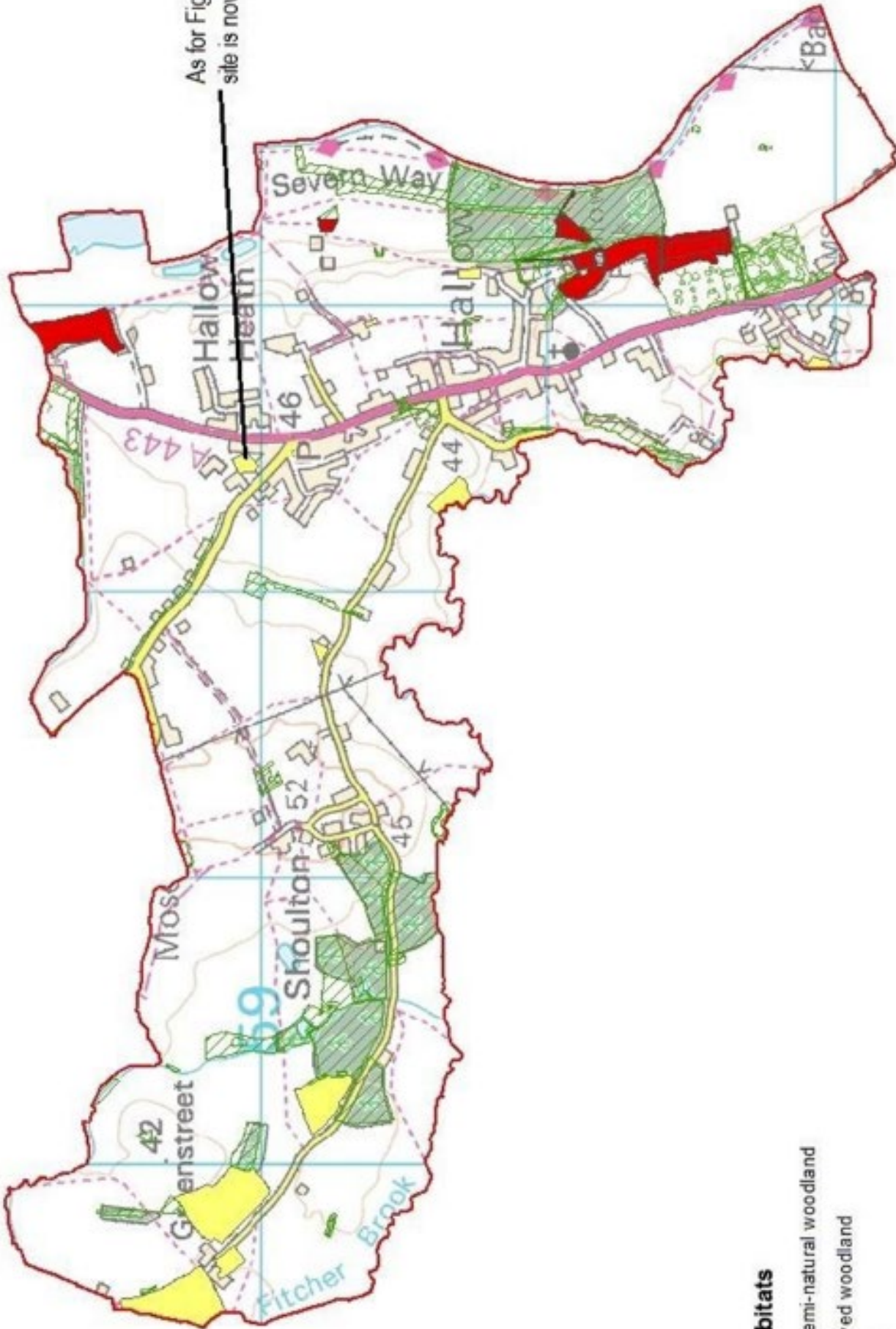
- 7.11 As well as protecting the local landscape for its own value Policy HAL6 will also provide significant benefits in terms of health. Access to the local countryside provides opportunities for recreation and contributes to wellbeing as people appreciate the aesthetic value of the area. The local 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.









Map 7. Key woodland habitats in Hallow Neighbourhood Plan area

As for Figure 7, this site is now developed.



**Woodland habitats**

-  Ancient semi-natural woodland
-  Broadleaved woodland
-  Parkland
-  Traditional orchard



County Hall,  
Spetchley Road,  
Worcester WR5 2NP 1:19,382

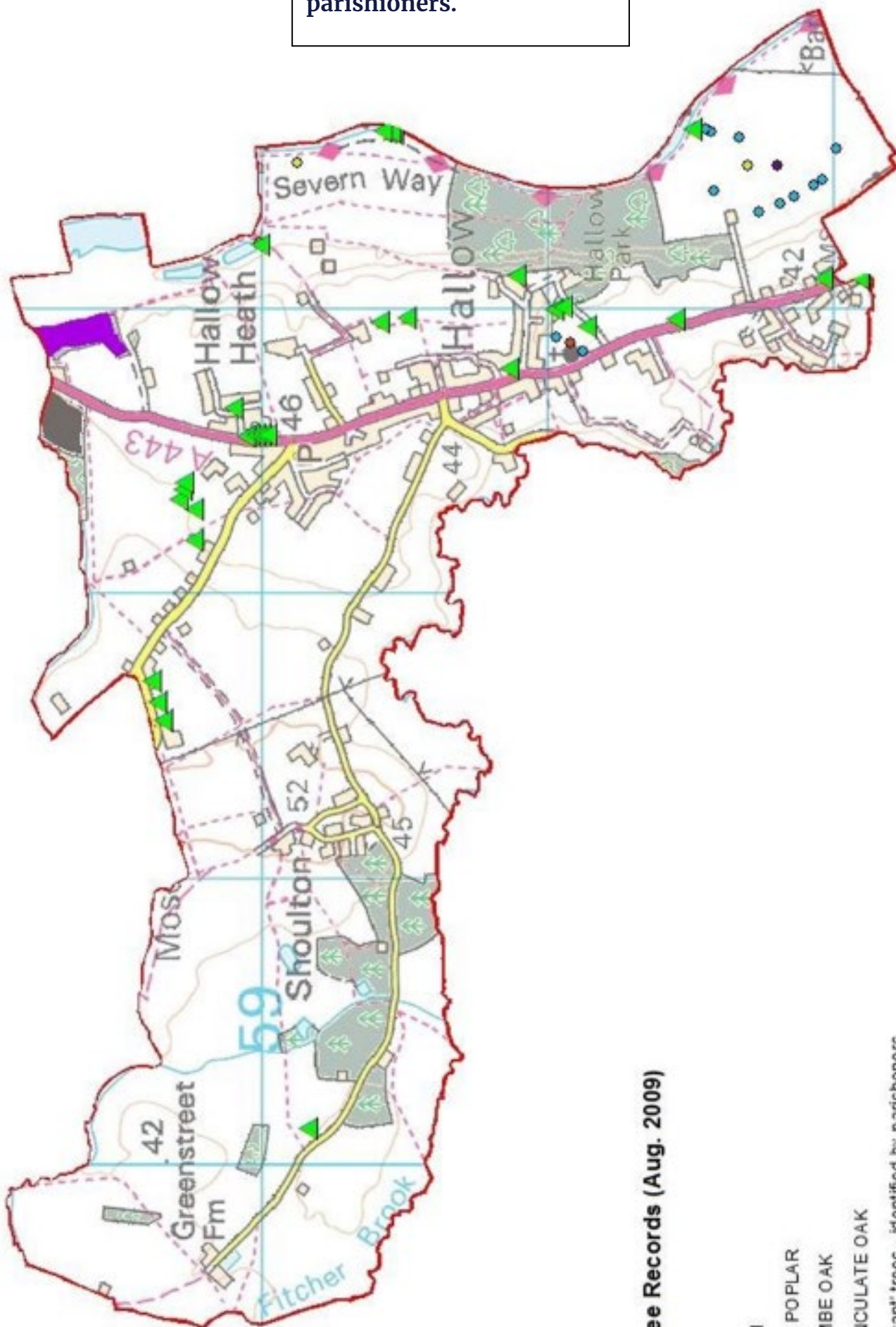
Hallow NHP area showing key woodland habitats



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Map 8. Ancient tree records and further notable trees identified by parishioners.



**Ancient Tree Records (Aug. 2009)**

**SPECIES**

- ASH
- BEECH
- BLACK POPLAR
- LUCOMBE OAK
- PEDUNCULATE OAK

▲ 'Significant' trees - identified by parishioners



County Hall,  
Spetchley Road,  
Worcester WR5 2NP 1:18,642

Hallow NHP area showing ancient tree records (data from 2009) and 'significant trees' identified by parishioners

0.5 0.25 0 0.5 Kilometers



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**Map 9. Landscape Character Types**

(Source Worcestershire County Council.

<http://gis.worcestershire.gov.uk/website/LandscapeCharacter/>)

Map 9 Key

Principal timbered farmlands



Settled farmlands on river terraces



Riverside Meadows



Neighbourhood area boundary





### **Policy HAL7 – 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.

## **Policy HAL7 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 several 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.

### Policy HAL8 – Local Green Spaces

The following areas identified on the Policies Maps and Map 10 are designated as Local Green Space:

- HAL8/1 – Tinkers Coppice Wood
- HAL8/2 – Gravel pit
- HAL8/3 – Old Churchyard
- HAL8/4 – Village Green
- HAL8/5 – Greenhill Fishing Ponds
- HAL8/6 – Woodland, east of Church Lane

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

## Policy HAL8 Background/Justification

- 7.14 Paragraph 101 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.



Figure 17: Gravel Pit

- 7.15 Paragraph 102 sets the criteria for designation of Local Green Spaces; such designation should only be used where the green space is:

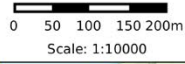
*“a) in reasonably close proximity to the community it serves;*

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*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.”*

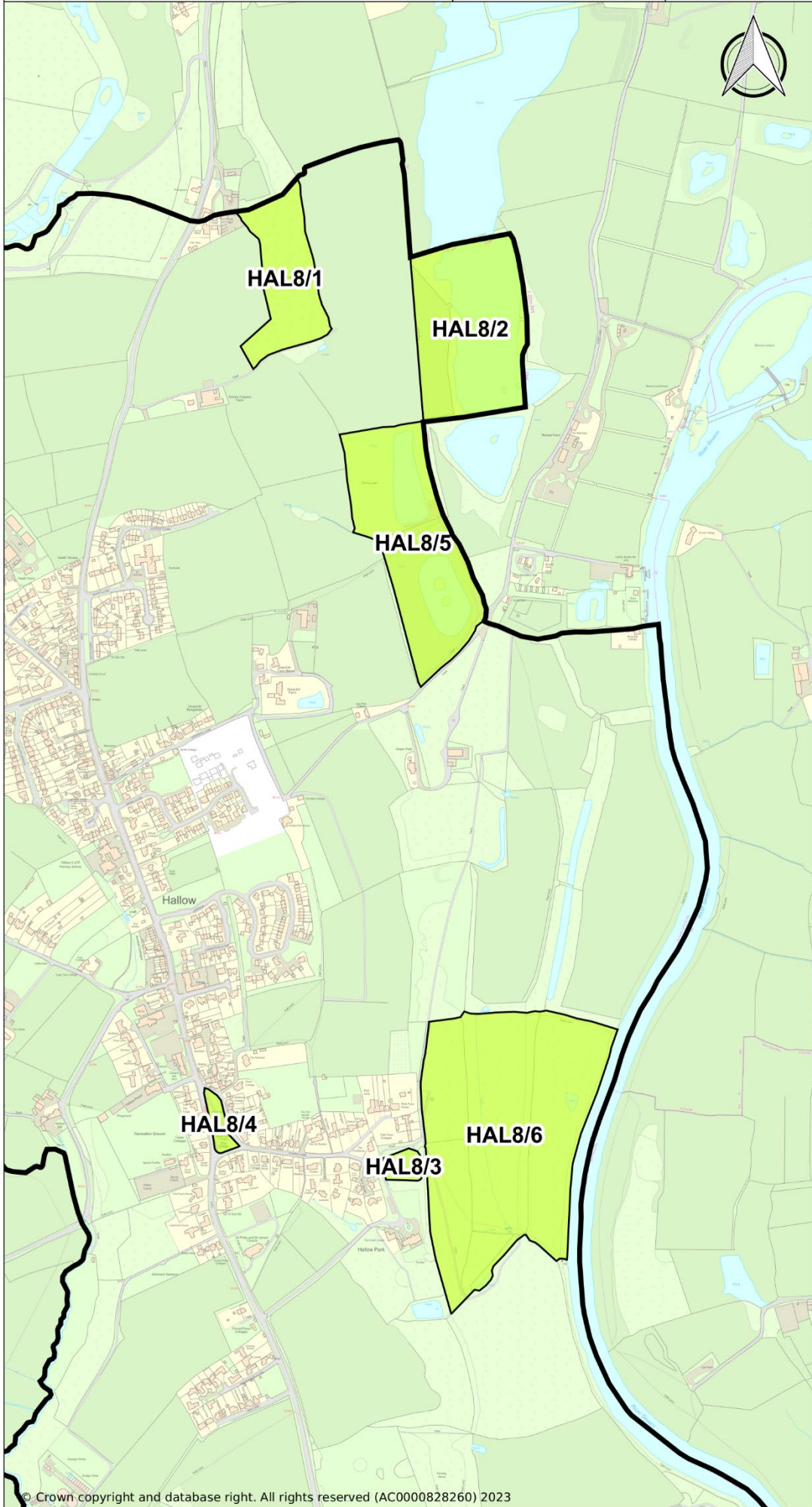
- 7.16 The spaces identified in Policy HAL8 have been assessed against the criteria in national planning policy (Table 4 and Map 10). In total, 14 potential Local Green Spaces were assessed against the national planning policy criteria for designation as Local Green Spaces, this full assessment is available as a separate background report accompanying the Hallow Neighbourhood Plan.
- 7.17 The six spaces identified in Policy HAL8 are the green spaces that meet the national policy criteria for designation and protection as Local Green Space. These spaces are significant for several reasons as set out in Table 4.
- 7.18 Once designated, in line with national planning policy, development of these six Local Green Spaces will only be permitted when consistent with national planning policy for Green Belt.





Author:

Date: 12/08/2023



Local Green Spaces



Neighbourhood Area



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Table 4: 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?
HAL8/1 – Tinkers Coppice Wood	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.
HAL8/2 – Gravel Pit	15 minutes' walk from north end of village accessed by footpaths 630, 639,640 and 644	Bird reserve and open space. Extensive piece of water that is not fished. Popular site for walking and birdwatching.  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.	5.54 ha. Site with clearly defined boundaries.	Yes, HAL6/2.
HAL8/3 – Old Churchyard	Central location, accessed via Church Road and footpath 563b	Historic churchyard with gravestones and remains of Saxon nave. Tranquil and shady spot restored by local working groups.	0.32 ha. Small site with clear boundaries.	Yes, HAL6/3.
HAL8/4 – Village Green	Triangular green space at centre of village.	Historic open space with iconic Oak Trees and play space. Hornbeam and maple trees. Much used as	0.32 ha., small site with clear boundaries.	Yes, HAL6/4.

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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?
		focus for village events and surrounded by historic house. Maypole dancing a big tradition.	Protected green space in SWDP.	
<b>HA8/5 - 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>HAL8/6 - 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 HAL9 – 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 5) when seen from locations that are freely accessible to members of the general public.

## **Policy HAL9 Background/Justification**

- 7.19 The important views shown in Appendix 2 and identified in Table 5 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 Hallow Neighbourhood Plan. 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).

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Table 5: 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	AECOM Design Code page ref	Title/Description	Landmark buildings	Landscape features	Boundaries	What makes this view special
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 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 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.



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View	AECOM Design Code page ref	Title/Description	Landmark buildings	Landscape features	Boundaries	What makes this view special
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 HALIO – Green Infrastructure Network**

To be supported development proposals that impact on the green infrastructure network identified on the Policies Maps and on Map 11 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.

## **Policy HALIO 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 7, 8 and 12 – 14 of the Hallow Neighbourhood Plan 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 Laugharne 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 Maps and Map 11).

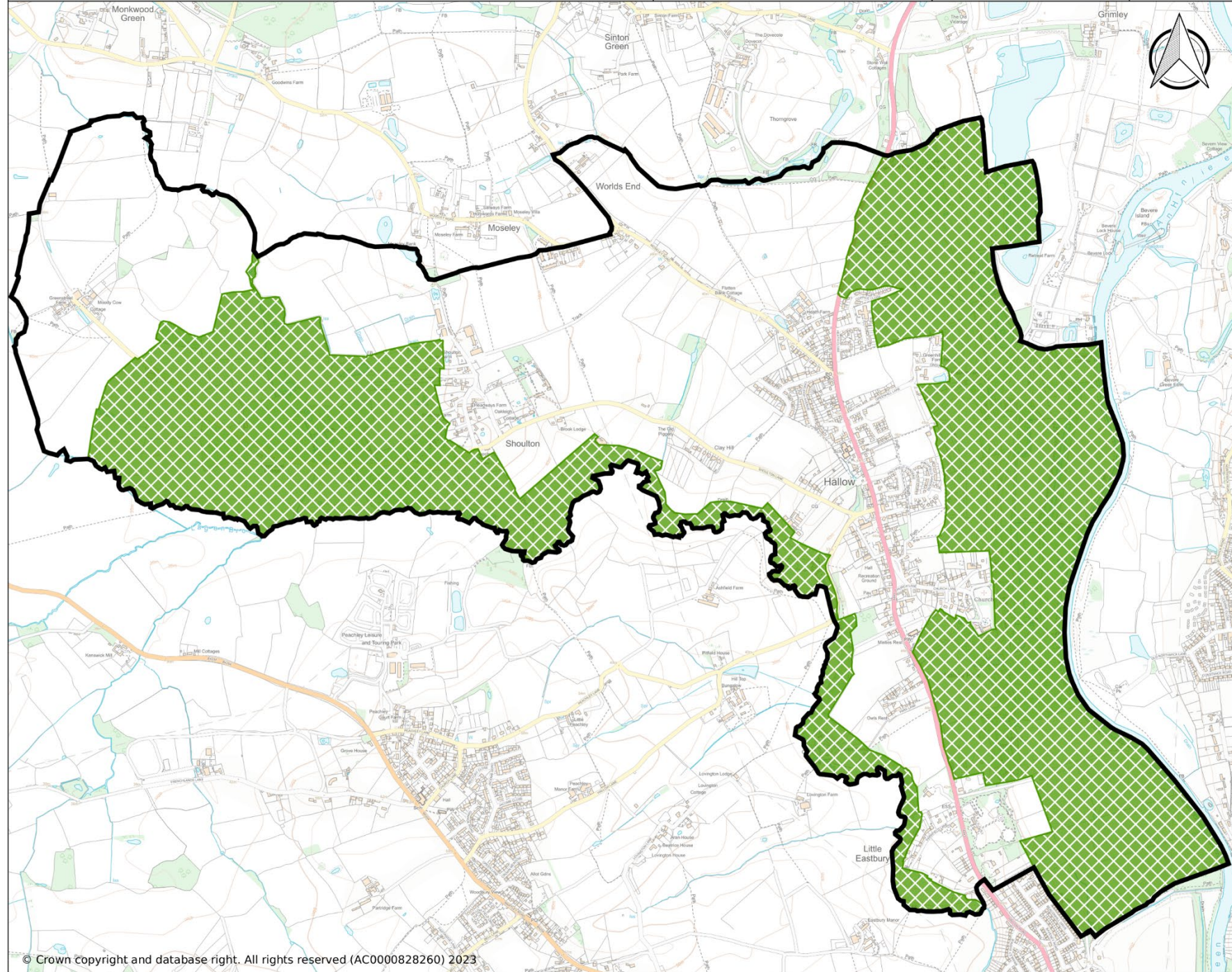
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- 7.22 The strategic GI approach for the Teme Valley and Wyre Forest ECA is to protect and enhance GI. The overarching principles identified by the GI partnership are to:
- Enhance stream and river corridors,
  - Protect ancient countryside character,
  - 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 HAL10 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



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where GI 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 Hallow Neighbourhood Plan supports this approach with protection and enhancement being the key principles underpinning Policy HAL10.



Green Infrastructure



Neighbourhood Area





### Policy HALII – 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 6 and Map 12 will not be supported unless there are wholly exceptional reasons, and suitable compensation will be achieved.

## Policy HALII 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 13 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 7 and 8). 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 14). 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?" (2008) was used (see Table 6 and Map 12). 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). 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).



Figure 18: 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.

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 a competent ecologist in a preliminary ecological appraisal that follows published guidelines. Policy SWDP 22 (Biodiversity and Geodiversity) also sets out that

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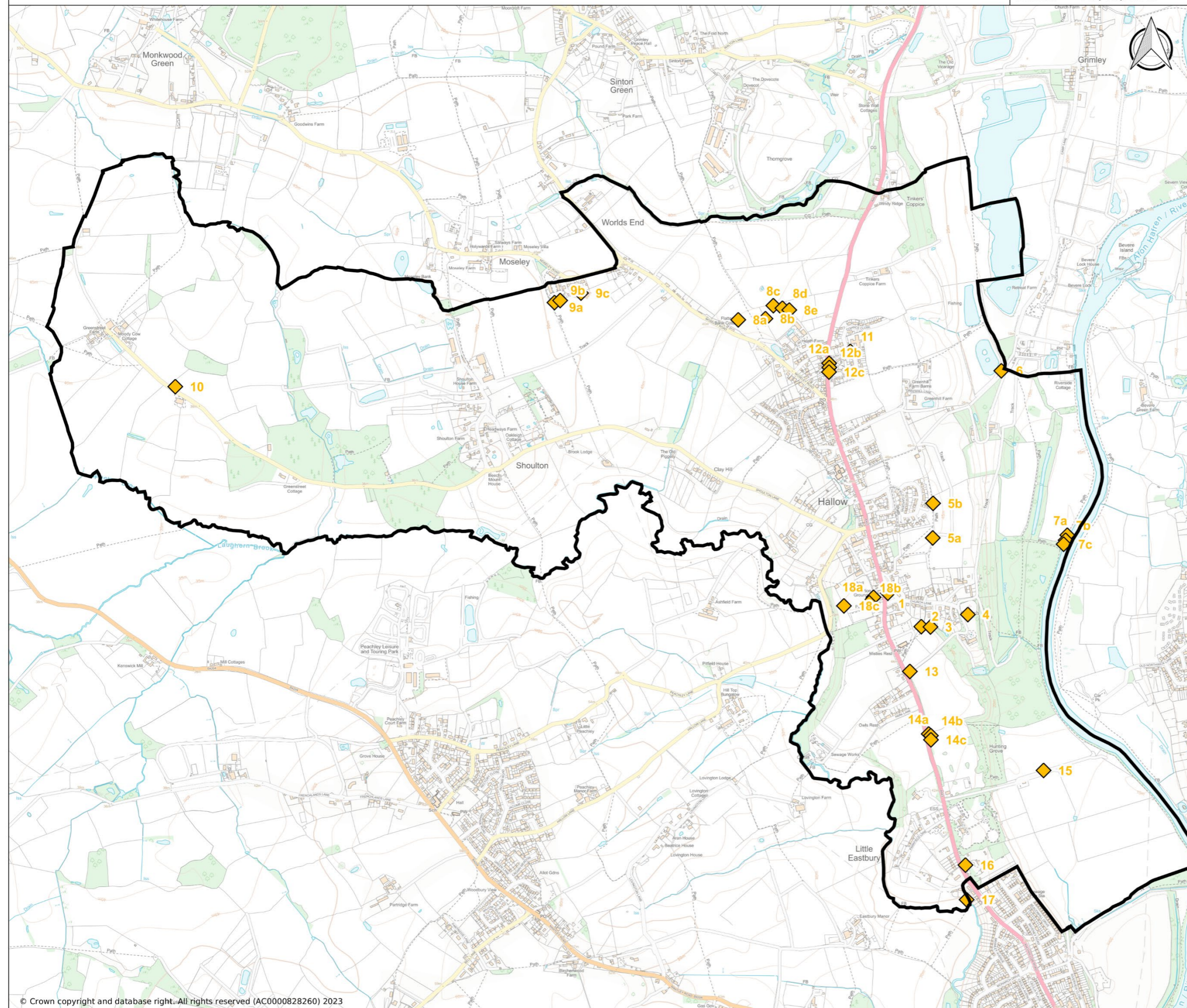
development which would compromise the favourable condition or the favourable conservation status of a Grassland Inventory Site (GIS), a Local Wildlife Site (LWS), a Local Geological Site (LGS), an important individual tree or woodland and species or habitats of principal importance recognised in the 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.



Significant Trees



Neighbourhood Area





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Table 6: Significant Trees

No on map 12	Location	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	Field to north west of Heath	5 marker Oaks	4m	10-12m	200	SO 82200 59247

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No on map 12	Location	Title/Description	Girth in metres	Height in metres	Approx. age (years)	OS Grid reference
8d 8e	Farm, Moseley Rd running in roughly west to east line across path530c					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 main road. Tree is situated in the middle of a small green	Oak (TPO)	1.5m	10m	80	SO 82645 59106
12a 12b 12c 12d 12e	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
13	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
14a 14b 14c	East edge of Hallow Rd (A443) between Park Lane and Parkfield Lane	3 Pine	2m	15m	100	SO 82966 57532

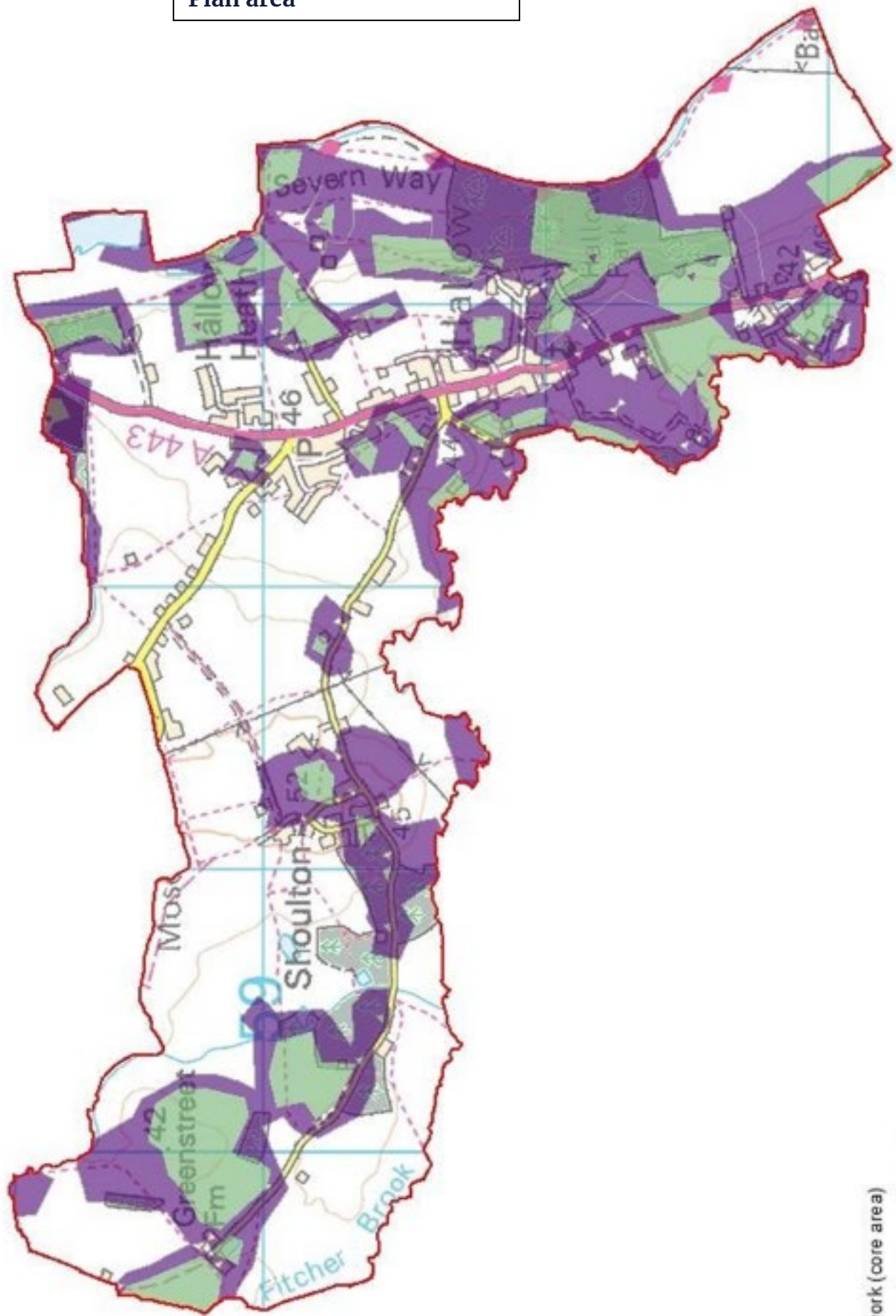
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No on map	Location	Title/Description	Girth in metres	Height in metres	Approx. age (years)	OS Grid reference
15	Bottom of Fisherman's Path towards River Severn on eastern side of A443 between Park Lane and Parkfield Lane	Oak (recently damaged by high winds)	4-5m	25m	250	SO 83454 57440
16	Grounds of Worcester Gate. Property on eastern side of A443 to south of Parkfield Lane	Pines/Oak (TPO)				SO, 83092 57057
17	Bottom of path 545c by bridge across Laugherne Brook to south west of main road A443	Oak	2m	18m	80	SO 83107 56892
18a 18b 18c	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 13. Biodiversity Action Plan habitat core areas and mean dispersal extent in Hallow Neighbourhood Plan area



-  BAP network (core area)
-  BAP network (dispersal extent)

**worcestershire**  
county council

County Hal,  
Spetchley Road,  
Worcester WR5 2NP 1:19,382

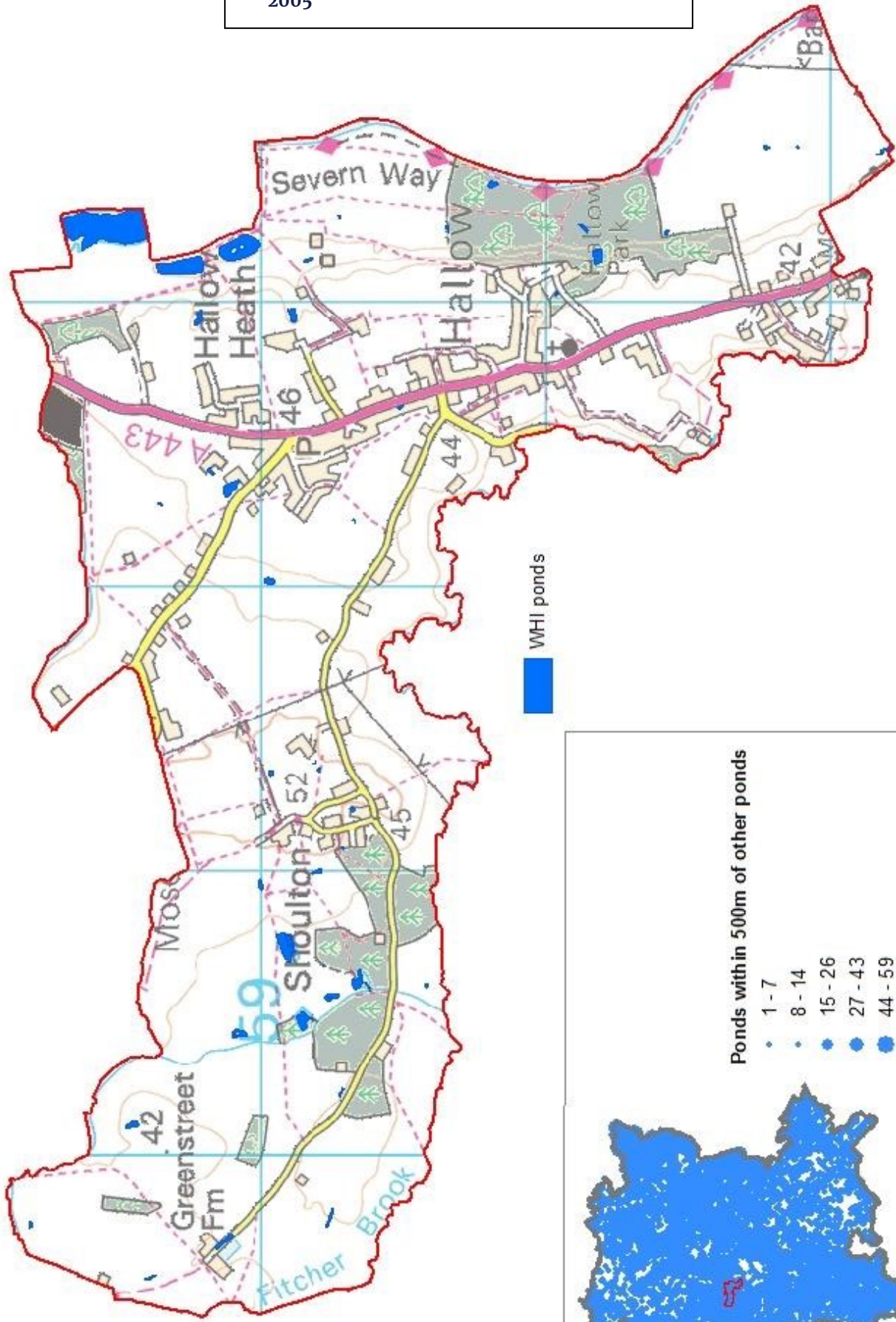
Hallow NHP area showing the WHI's merged Biodiversity Action Plan habitat network



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2019 Ordnance Survey 100024230



**Map 14. Ponds recorded in Hallow Neighbourhood Plan area.** Nb. this map has not been ground-truthed, it is based on interpretation of aerial images taken in 2005



- Ponds within 500m of other ponds**
- 1 - 7
  - 8 - 14
  - 15 - 26
  - 27 - 43
  - 44 - 59



**worcestershire**  
county council

County Hall,  
Spetchley Road,  
Worcester WR5 2NP  
**Scale:** 1:19,382

Hallow NHP area showing standing water as recorded within the WHI. Inset image: county pond network. This analysis is based on the cluster size of ponds within 500m of each other.



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# Community and Recreation Facilities

## Hallow Neighbourhood Plan Objectives

### Community and Recreation

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 HAL12 – Community Facilities and Local Shops

The following community facilities identified and shown on the Policies Maps and Map 15 are protected.

HAL12/1 – Church of St Philip and St James

HAL12/2 – Hallow Parish Hall

HAL12/3 – The Crown Inn

HAL12/4 – 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 Maps and Map 15 will be protected:

HAL12/5 – Post Office Stores

HAL12/6 – 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.

## Policy HAL12 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



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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.

### 8.2 Hallow's community facilities include:

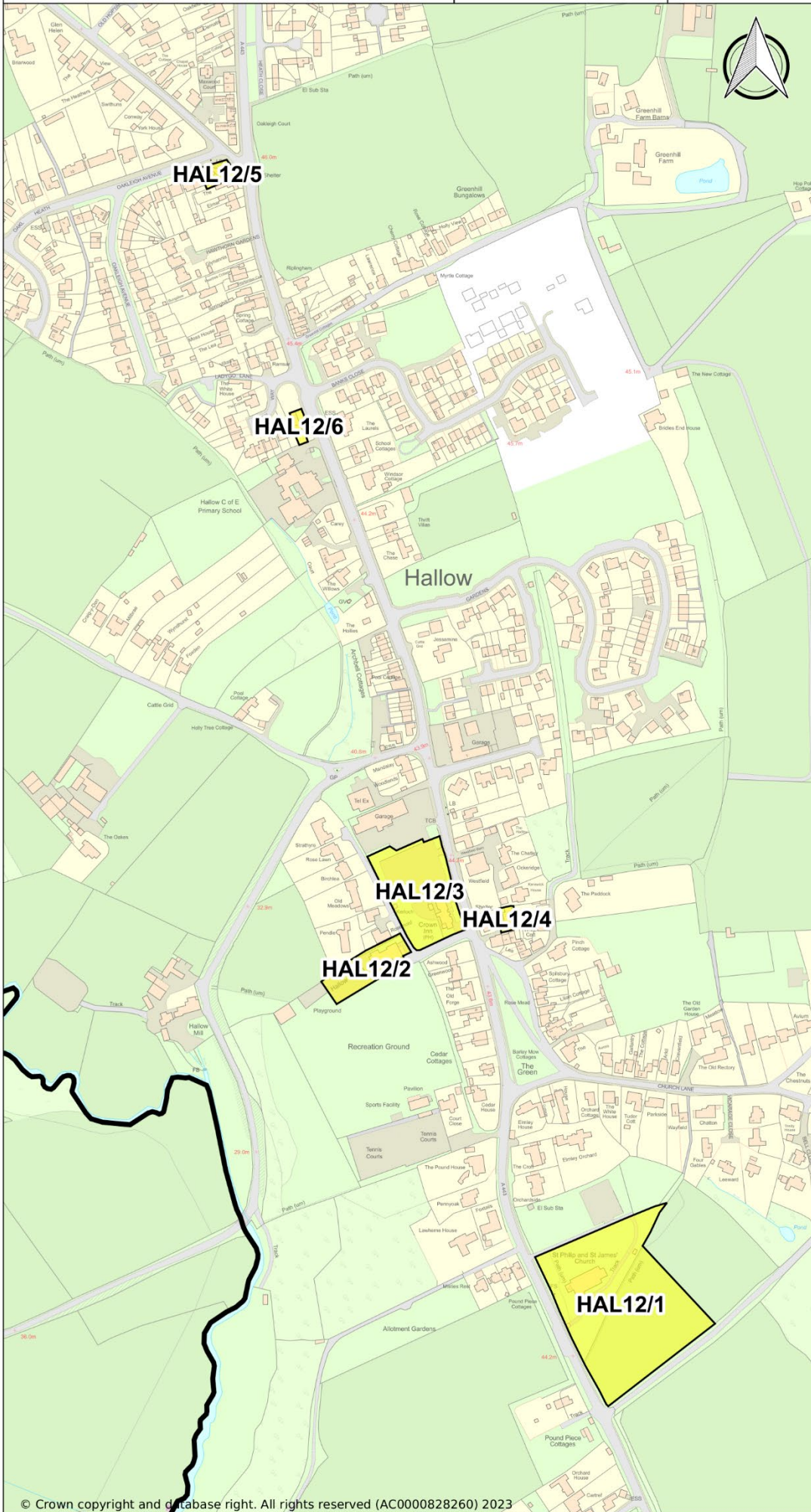
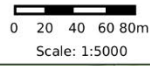
- The church of St Philip and St James open every day from 9 am to early evening. In addition to worship and its own groups, it is used for concerts and other local events.
- Hallow Parish Hall has a capacity of 200. It has a large main hall with stage, a well-equipped kitchen, and facilities for people 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 20), especially Ladygo Stores and Post Office Stores. These local shops are also protected under Policy HAL12.



Figure 19: 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.



Community Facilities



Neighbourhood Area



## Hallow Neighbourhood Plan Review Submission Draft (2021-2041)

8.5 Policy HAL12 will help to protect and enhance Hallow’s community facilities. The facilities identified in Policy HAL12 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.

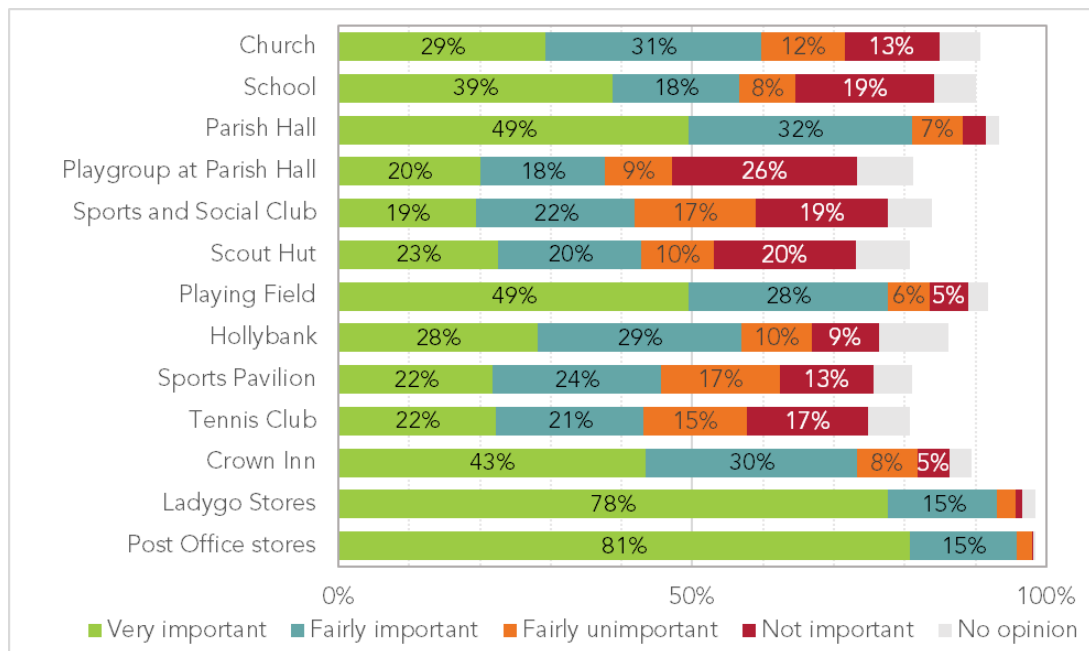


Figure 20: How important are Hallow’s community and recreation facilities to you? (Source: Community Survey)



### **Policy HAL13 – Recreation**

Development of the recreation facilities HAL13/2 Hollybank and children’s playground and HAL13/5 Allotments, identified on the Policies Maps and Map 16 will only be supported when in accordance with Policy SWDP38.

Note: facilities HAL13/1 Playing fields and pavilion; HAL13/3 Scout hut; and HAL13/4 Hallow Tennis Club are previously protected by Policy SWDP38.

## **Policy HAL13 Background/Justification**

- 8.6 Hallow also has a small number of very important recreation facilities (Figure 20 and Map 16). 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. 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.



Figure 21: Allotments with view of the Malverns

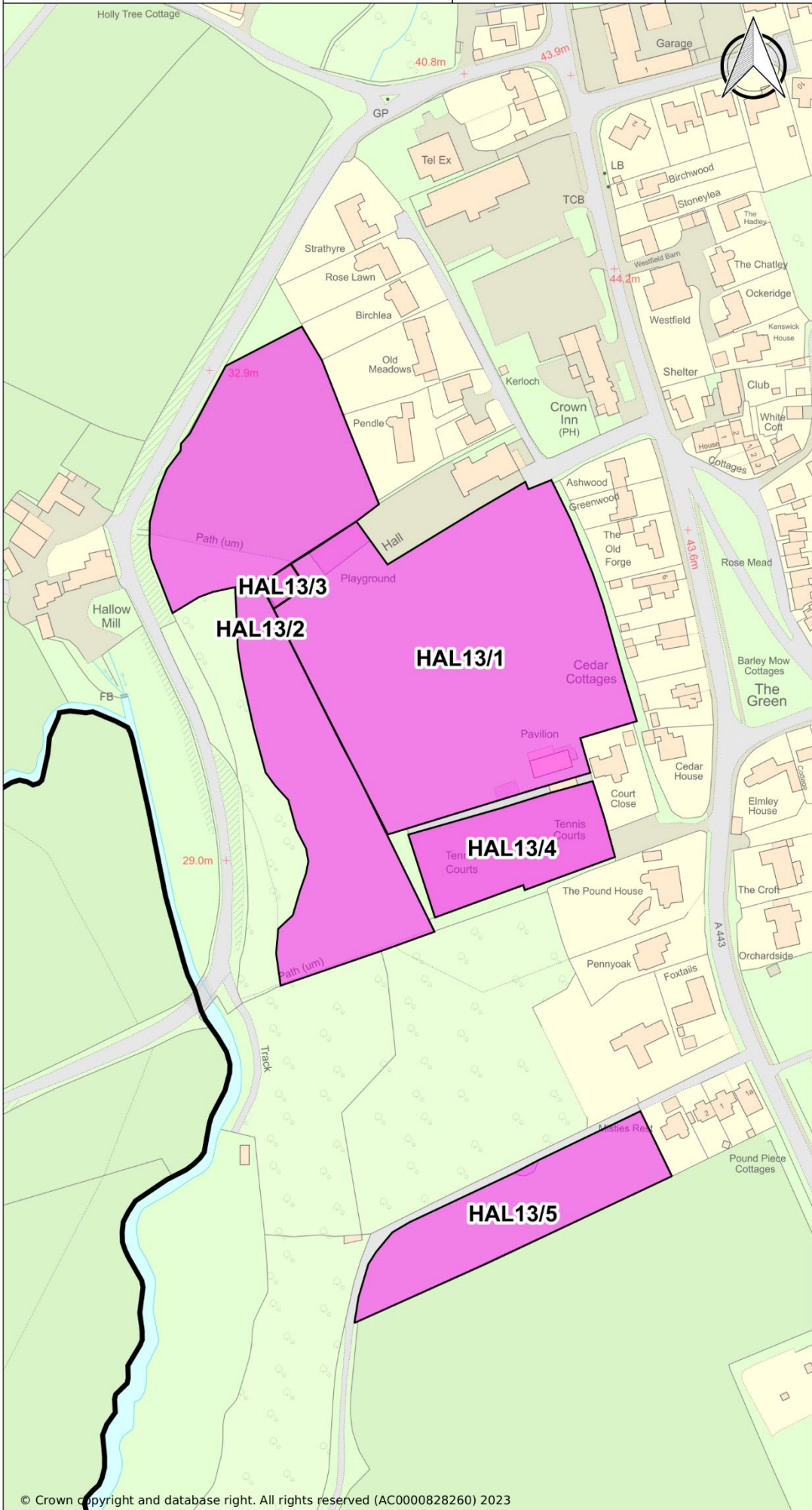
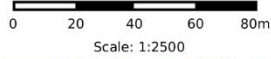
- 8.10 The allotments lie to the south of the village and provide the equivalent of 15 plots (7 full size, 16 half size – only one of which is currently vacant) for local people to grow their own food. The site is well maintained and provides several benefits for local people, not least the health benefits of working on the plots and growing a healthy range of fruit and vegetables.
- 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.

### **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.



Recreation



Neighbourhood Area





# Built Heritage

## Hallow Neighbourhood Plan Objectives

### Built Heritage

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.



Figure 22: 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). Subsequently developed as part of a Victorian estate this area has a distinctive character all of its own.

#### **Policy HALI4 – Hallow Conservation Area**

All development should conserve Hallow Conservation Area (Map 17) 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.
- 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 HAL5.
  - 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.

## Policy HAL14 Background/Justification

- 9.4 Central to the distinctiveness of Hallow is the Conservation Area designated in 1976, Map 17. Conservation Area status gives this area a statutory protection. Also important is the setting of the Conservation Area.
- 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 17th, 18th, 19th, and early 20th 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.



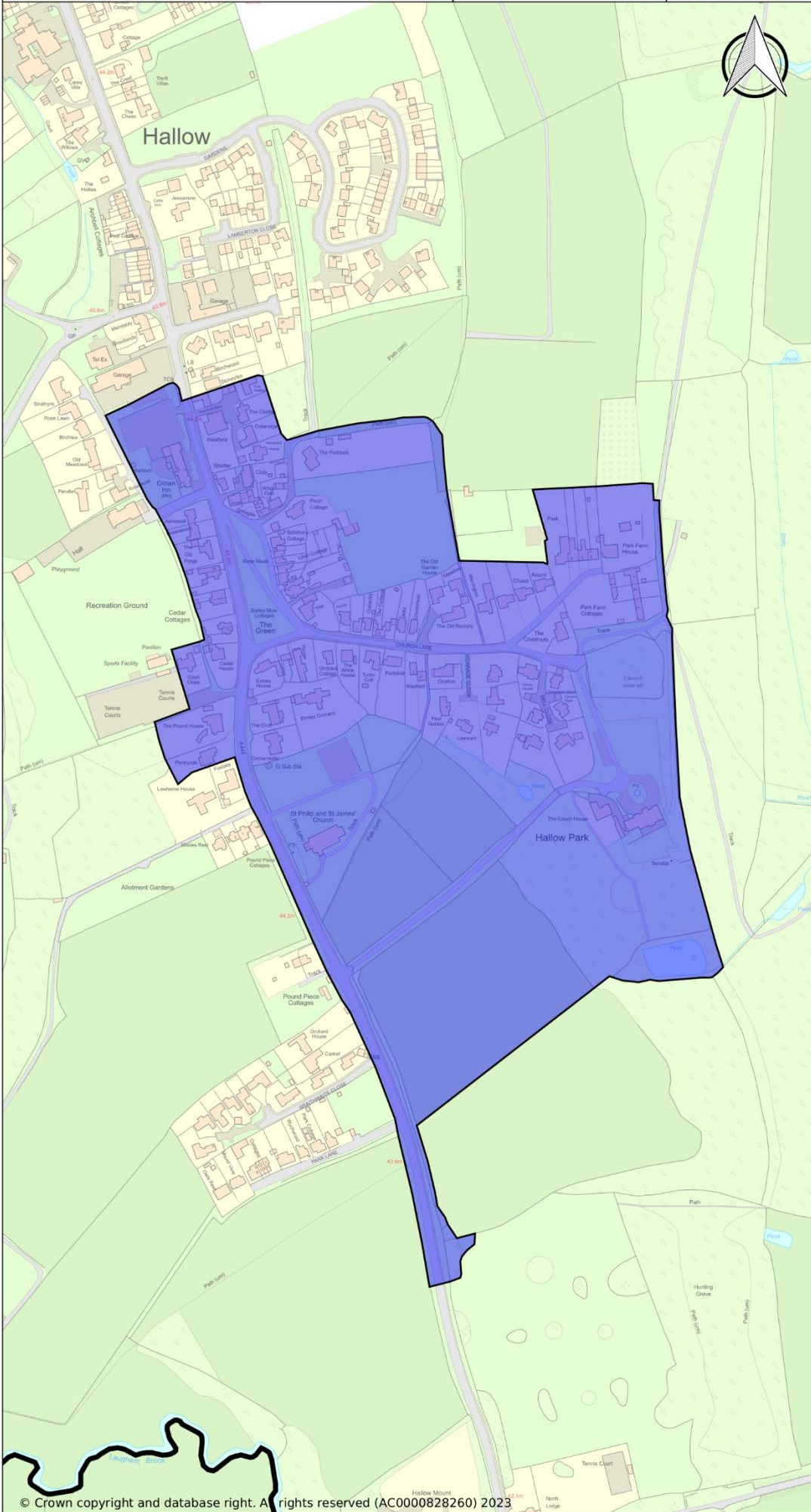
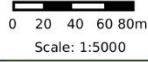
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This contrasts with the individually designed vernacular dwellings on the opposite side of the road. Furthermore, these dwellings all occupy spacious plots with a wide gap between them. Each cottage is set back from the edge of the footway and it is possible to see their front gardens. The spaces between the buildings has ensured that a feeling of open space has been retained.



*Figure 23: Tudor Cottage*

- 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.



Conservation Area



Neighbourhood Area



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- 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.



*Figure 24: Lea House*

- 9.11 Policy HAL14 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).



*Figure 25: Hallow Old Churchyard*

- 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 HAL14, 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 HAL5 of the Hallow Neighbourhood Plan.



### Policy HAL15 – 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.

## Policy HAL15 Background/Justification

- 9.14 Conserving the Neighbourhood Area's built environment and heritage assets 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.



Figure 26: Hallow Park

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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;
- 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
- 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 Hallow Neighbourhood Plan.

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 (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 HAL16 – 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.

## **Policy HAL16 Background/Justification**

- 9.17 Policy HAL16 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 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 Hallow Neighbourhood Plan 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 Hallow Neighbourhood Plan.
- 9.19 Policy HAL16 also seeks to conserve or enhance known archaeology identified in the HERS. Where there is considered to be potential for archaeological remains, Policy HAL16 may be used to place planning conditions on proposals so that suitable site surveys to identify, or exclude, such potential can be carried out.



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### 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 18.

Table 7: 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
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

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HER Ref	Name	Monument Type	Period
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
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

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HER Ref	Name	Monument Type	Period
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
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



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HER Ref	Name	Monument Type	Period
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
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

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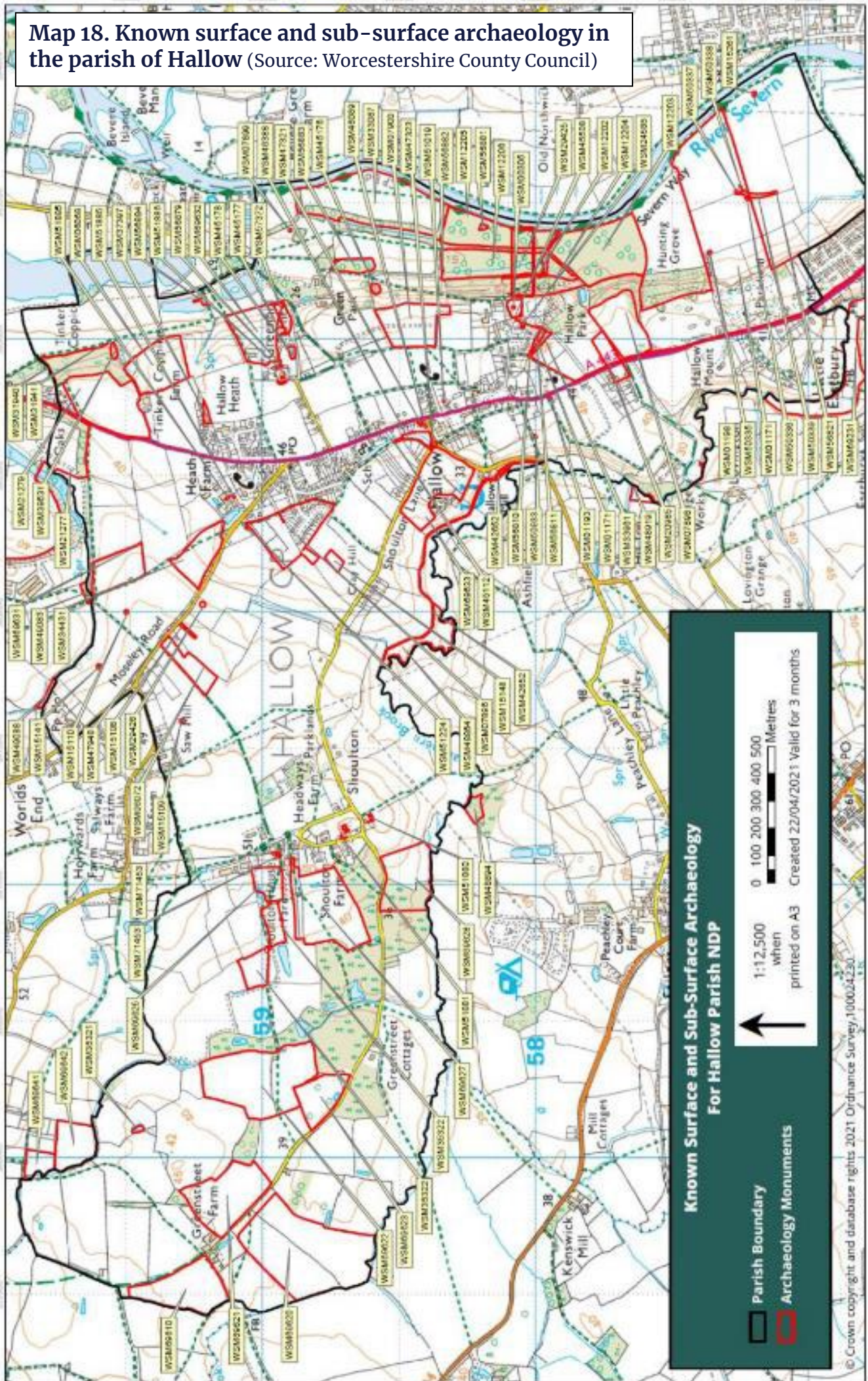
HER Ref	Name	Monument Type	Period
WSM69610	Ridge and furrow earthworks west of Greenstreet Farm, Hallow	RIDGE AND FURROW	MEDIEVAL
WSM69620	Ridge and furrow earthworks south of Greenstreet Farm, Hallow	RIDGE AND FURROW	MEDIEVAL
WSM69621	Ridge and furrow earthworks east of Greenstreet Farm, Hallow	RIDGE 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
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

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HER Ref	Name	Monument Type	Period
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 18. Known surface and sub-surface archaeology in the parish of Hallow (Source: Worcestershire County Council)**





# Transport and Infrastructure

## Hallow Neighbourhood Plan Objectives

### Transport

Objective 6 - To provide a healthy and stimulating community life for all the people in the area by protecting and enhancing community and recreation facilities.

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.

### Infrastructure

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 HAL17 – 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:

- a. 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.
- b. Creation of a dedicated off-road cycle route towards Worcester.
- c. Enhanced bus transport infrastructure.
- d. Creation of opportunities for shared transport.
- e. Improved pedestrian and cycle links to key facilities identified in the Hallow Neighbourhood Plan.
- f. Improvements and new connections to existing Public Rights of Way (PROW) (Table 8, Map 19) and the creation of new PROW.

## Policy HAL17 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 HAL17 seeks to reduce private vehicle use.
- 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.



*Figure 27: 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 key way in which private car use can be reduced is through better bus transport provision, Figure 28. 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.



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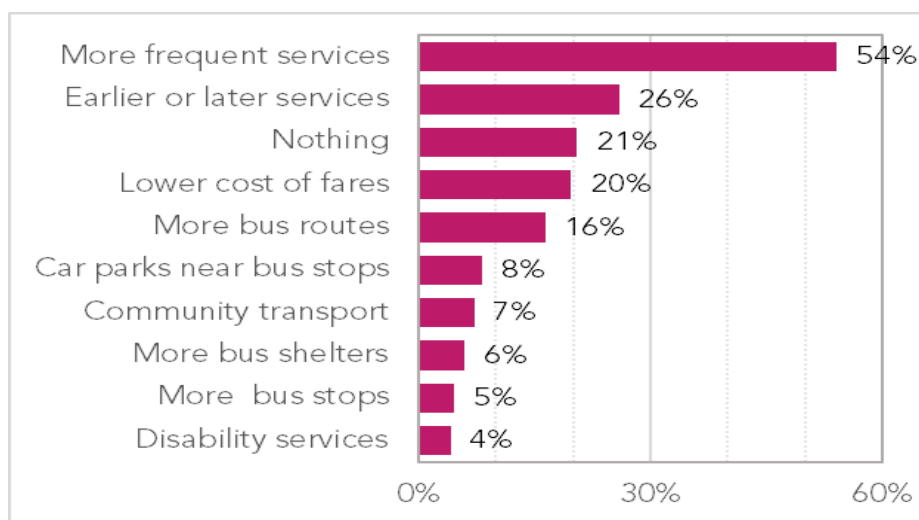


Figure 28: What would encourage you to use the bus services more often? (Source: Community Survey)

- 10.5 Improvements to cycling provision can help to achieve the same aims. For this reason, Policy HAL17 seeks to improve off-road cycling infrastructure.
- 10.6 The Neighbourhood Area already benefits from several PROWs which provide access to the surrounding countryside and links to the area's history. Table 8 summarises PROWs of particular significance to the local community and they are mapped on Worcestershire County Council's web site. Improvements to the existing PROW network and the creation of new PROW will be supported.

Table 8: Public Rights of Way

Title/ Description	Access	History	Use
Path 'The Brum' 571-573	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
Old historic Cart Track 518c, 570c	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

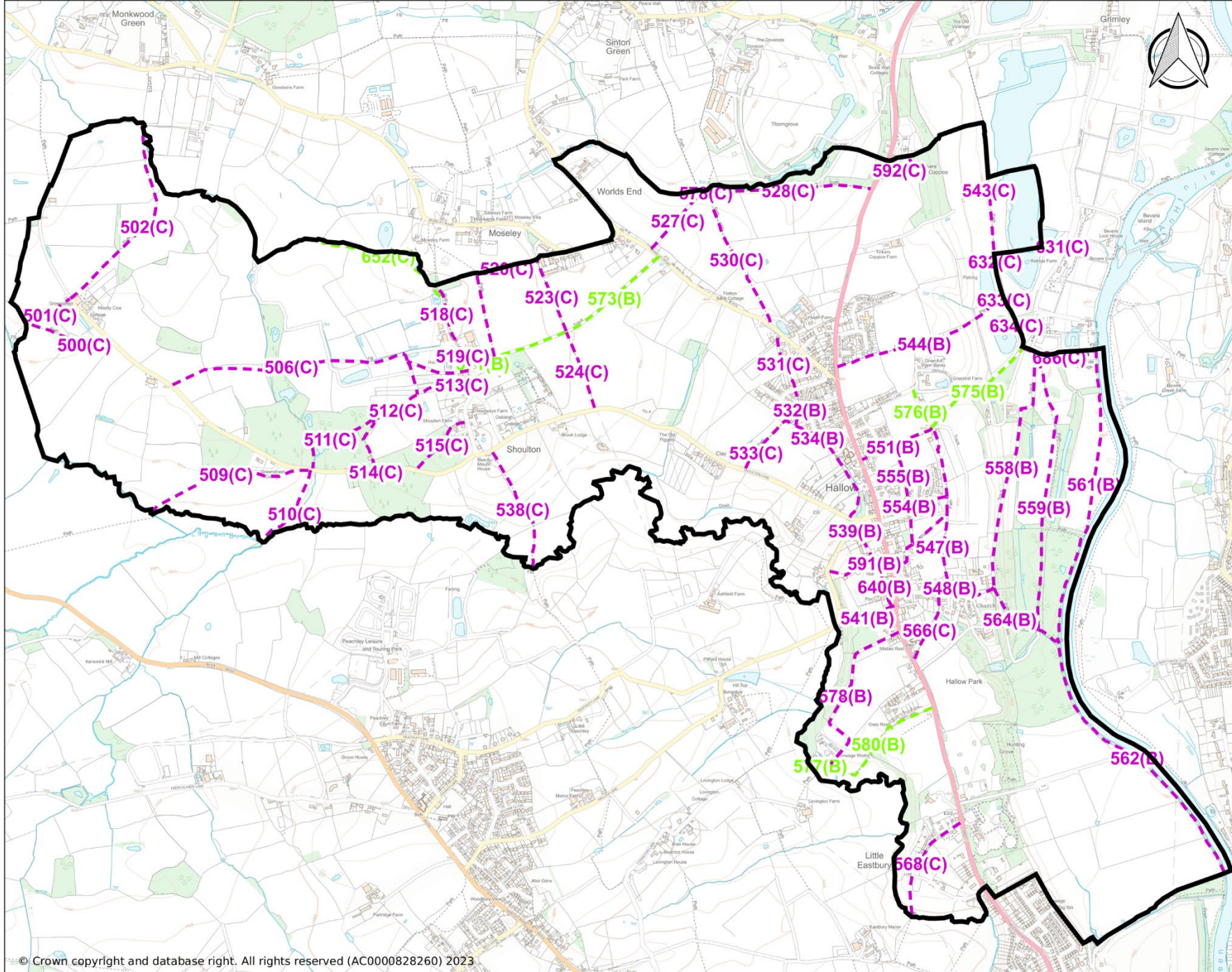
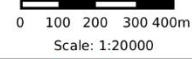
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<b>Title/ Description</b>	<b>Access</b>	<b>History</b>	<b>Use</b>
<b>Track from opposite Church 578b</b>	Accessible from Main Road Centre of village	Track to historic 1770s mill on Laugherne Brook	Track 578b provides access to the allotments.
<b>Track 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
<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.



- Bridleway**
- Footpath**
- Neighbourhood Area**



# Monitoring and Review

- 11.1 Hallow Parish Council will regularly monitor progress in implementing the Hallow Neighbourhood Plan. 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.

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**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

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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



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- 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.

# Appendix I - 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



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**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

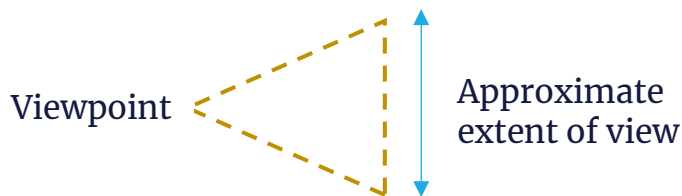
Location: GREENSTREET FARMHOUSE, GREEN STREET, Hallow, Malvern Hills, Worcestershire

# Appendix 2 – Important Views

1

The 23 important views to be considered against Policy HAL9 are identified on the following pages. These include a description and photograph of each view and maps 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'.

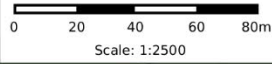
Tree-lined path sloping down to river used by fishermen. Said to be part of a historic salt path running across the river from Droitwich. Natural tree tunnel with pine, lime, and redwood. Some specimens over 150 years old.



### 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.





View Triangle



Important Views



Neighbourhood Area



## 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**

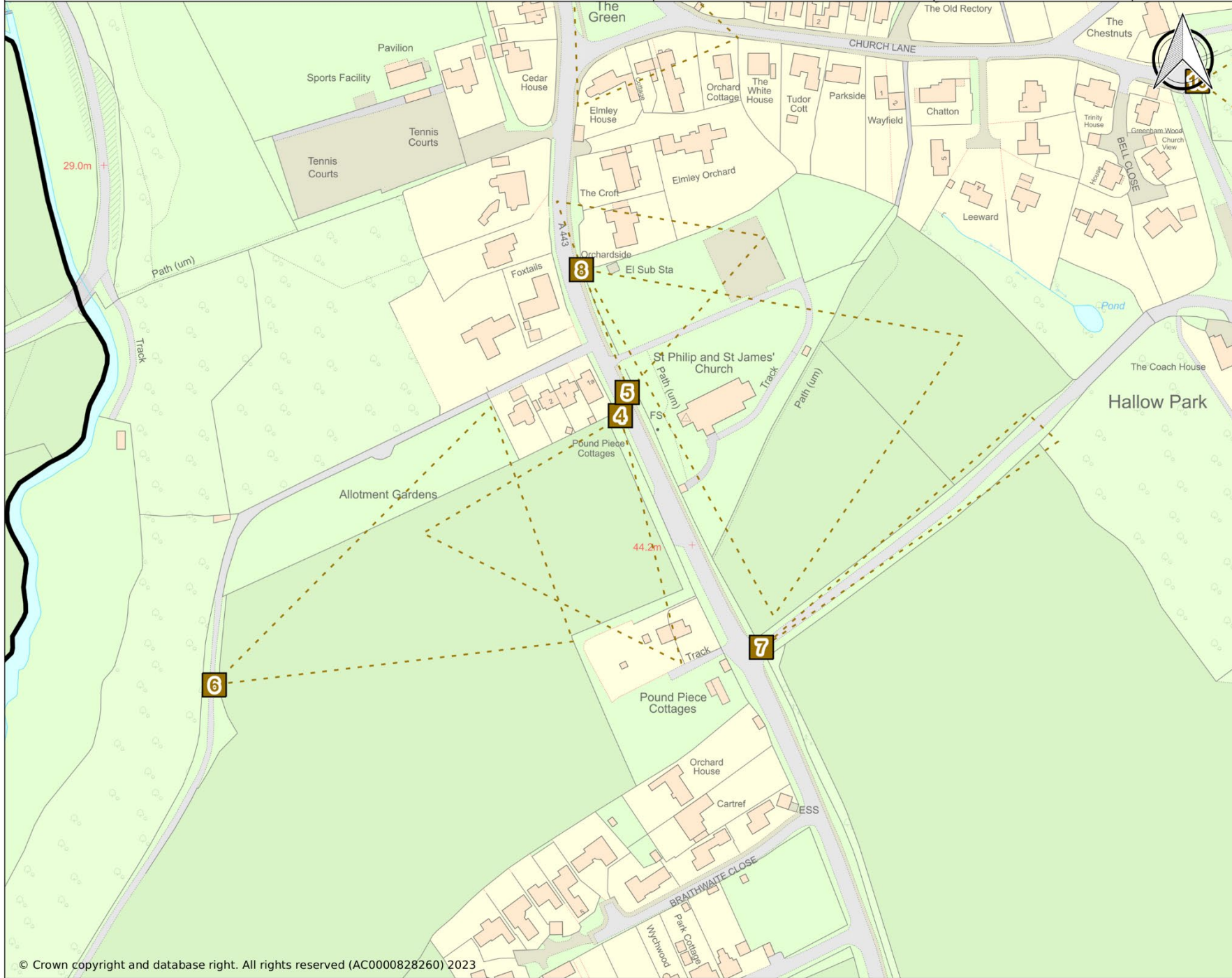
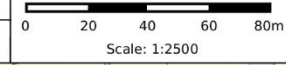
Looking north into Hallow near the junction of Park Lane and the A443.

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 Worcester City for locals







View Triangle



Important Views



Neighbourhood Area



## 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.

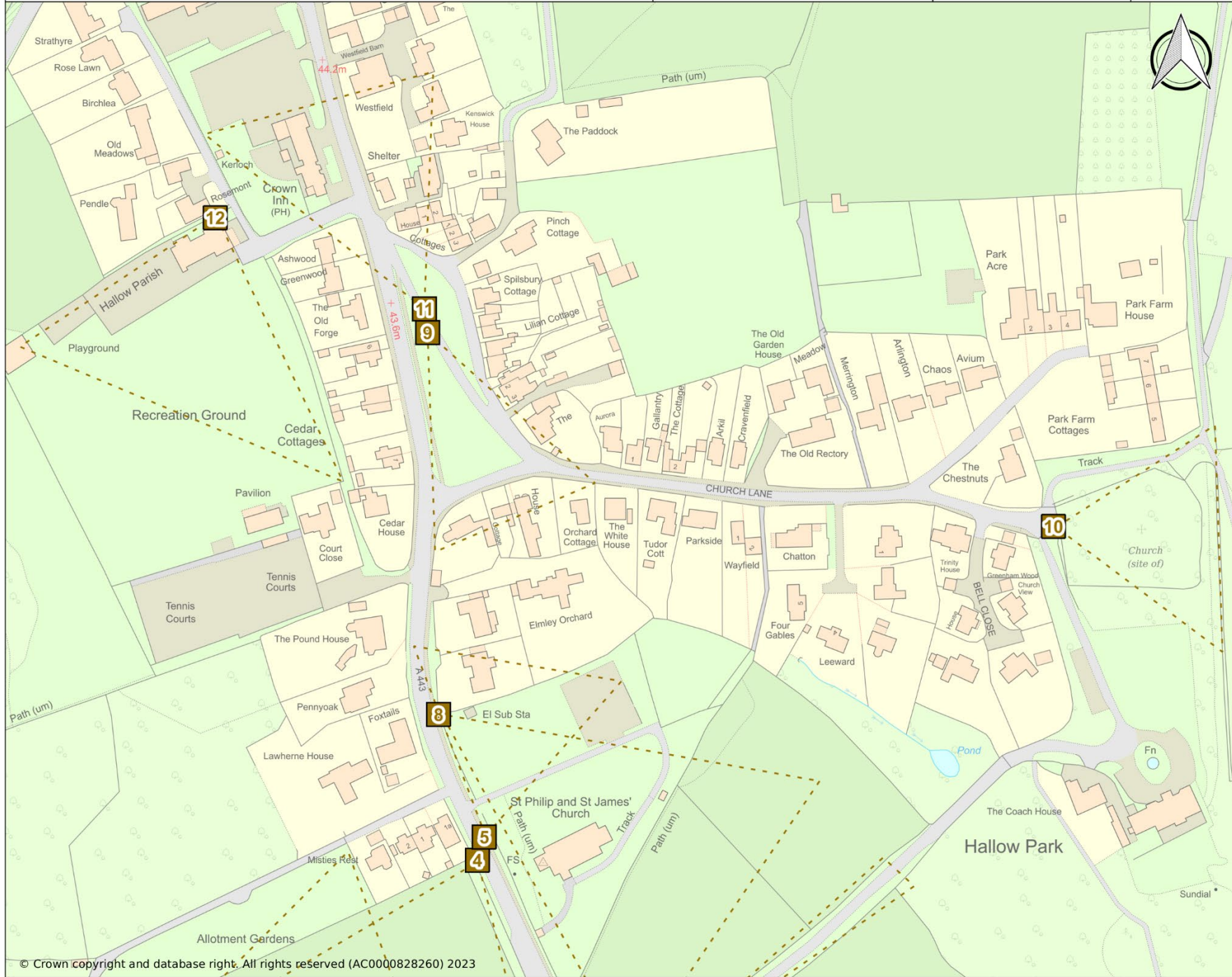


**View 10 East into Old Churchyard**

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.







View Triangle



Important Views



Neighbourhood Area



## 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.

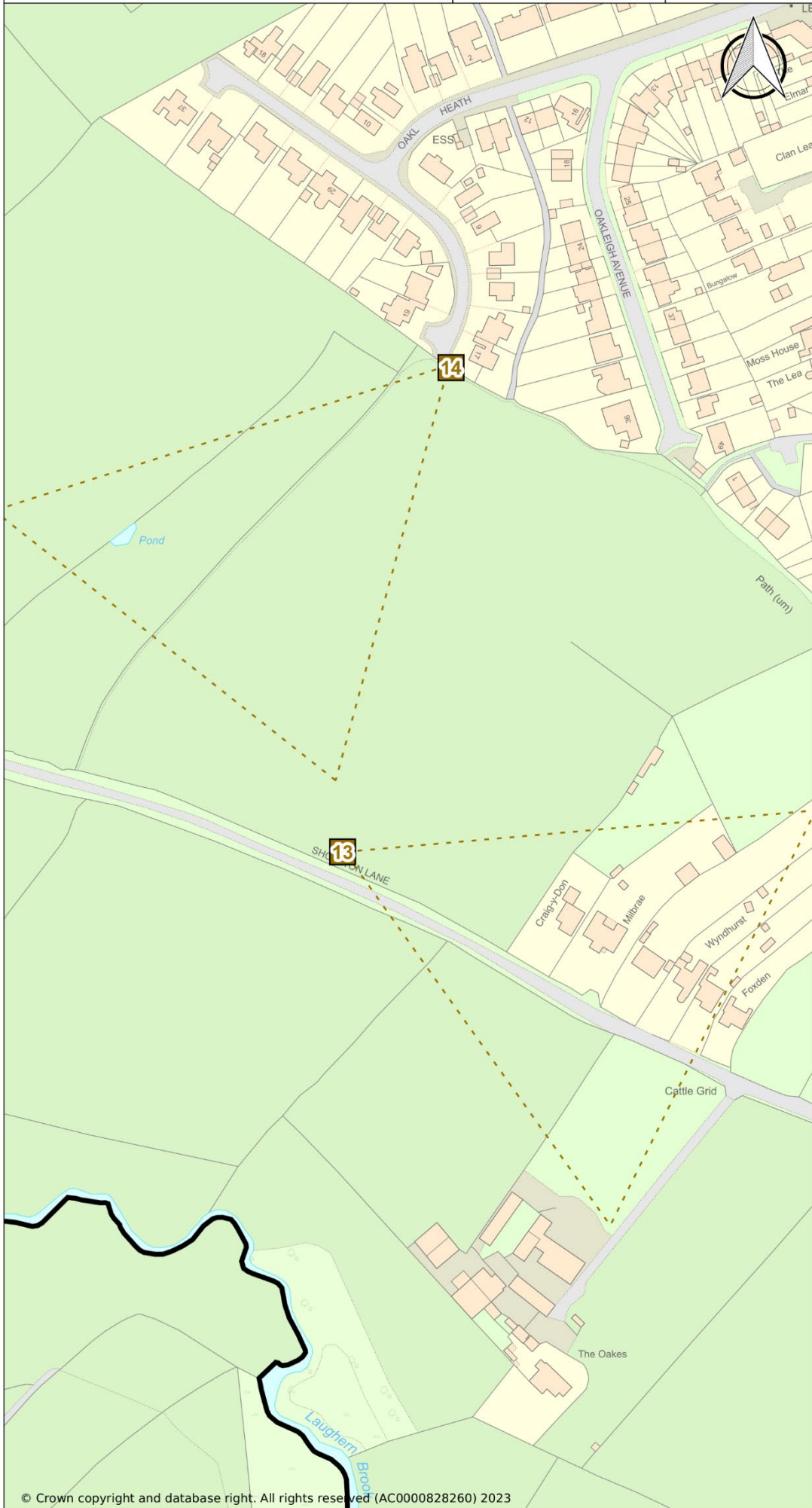
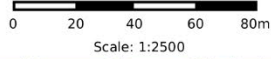
A view which shows the village in its rural setting. The spires of the School and the Church provide a familiar backdrop to rolling fields and well-established hedgerows and trees. To the left is the boundary hedge bordering the lane. To the right is the



### 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.





View Triangle



Important Views



Neighbourhood Area



## 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.

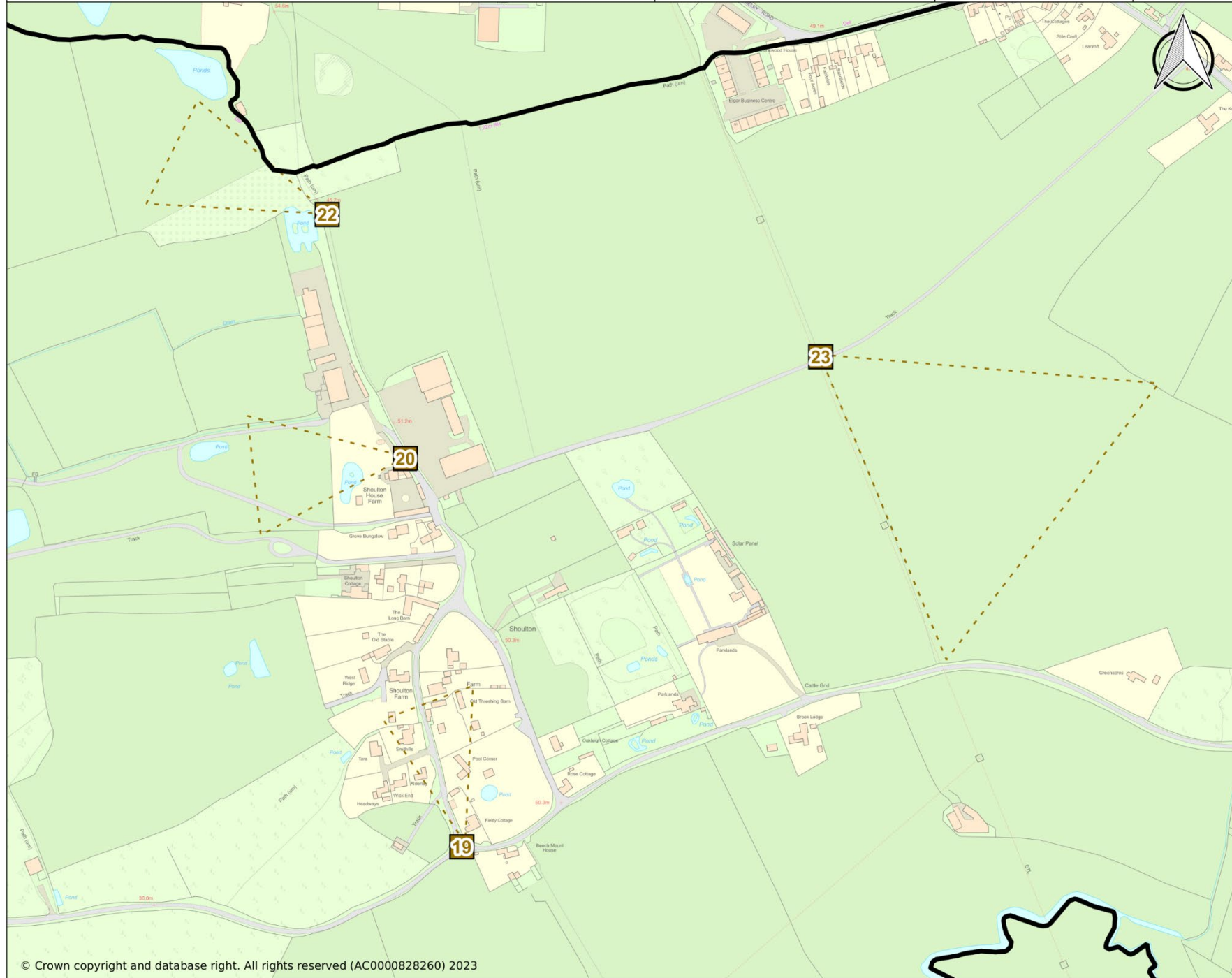


**View 21 Looking west from Shoulton.**

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.







View Triangle



Important Views



Neighbourhood Area



## 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



## 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

## Hallow Neighbourhood Plan Review Submission Draft (2021-2041)

### Other features

- The see-saw
- Telephone kiosk

