

## Hallow Neighbourhood Development Plan Review

### Independent Examiner's Clarification Note

#### Context

This note sets out my initial comments on the submitted Plan. It also sets out areas where it would be helpful to have some further clarification. For the avoidance of any doubt, matters of clarification are entirely normal at this early stage of the examination process.

#### Initial Comments

The Plan is very well-presented. The distinction between the policies and the supporting text is very clear. The Plan provides a clear and distinctive vision for the neighbourhood area. The Review has focused on appropriate and distinctive matters.

The Plan is distinctive and proportionate to the neighbourhood area. The wider community and the Parish Council have spent time and energy in identifying the issues and objectives that they wish to be included in the review of the 'made' Plan.

#### Points for Clarification

I have read the submitted documents and the representations made to the Plan. I have also visited the neighbourhood area. I am now able to raise some initial issues for clarification for the Parish Council. In the circumstances set out in the review of the Plan, their focus is on the new policies. There is also a question for the District Council

The comments that are made on these points will be used to assist in the preparation of my report. They will also inform any potential modifications that may be necessary to the Plan to ensure that it meets the basic conditions.

#### ***Questions for the Parish Council***

*The Review and its relationship to the South Worcestershire Development Plan Review (SWDPR)*

The Plan comments in several places about the emerging review of the SWDPR.

Given the specific contents of paragraphs 1.3 and 11.1 of the submitted neighbourhood plan am I correct to conclude that its current review has been pursued to keep the Plan up-to-date in the period leading up to the eventual adoption of the SWDPR. If so, should the Plan advise accordingly?

Similarly, should the Plan comment about the way in which it would assess the need (or otherwise) for a further review once the SWDPR has been adopted?

#### *Policy HAL1*

The proposed mix of committed development, development on the allocated site and windfall development is clear. Nevertheless, should the Plan clarify that the housing delivery requirement in the policy is based on current information in the emerging SWDPR and may be subject to change?

### *Policy HAL3 and the Development Boundary*

It would be helpful if the Parish Council explained further its approach to the definition of the Development Boundary and address the concerns made by Malvern Hills District Council.

### *Policy HAL4*

The Plan seeks to respond positively to the national agenda on First Homes. This is entirely appropriate for a review of a made neighbourhood plan.

However, is the way in which the Plan has addressed the price at first sale for such houses both realistic and in accordance with national policy and advice?

### ***Question for the District Council***

I have looked at the webpage for the examination of the SWDPR.

The Local Development Scheme (September 2023) anticipates the adoption of the Plan by December 2024. Is there any update on the anticipated adoption date?

### ***Representations***

Does the Parish Council wish to comment on any of the representations made to the Plan?

I would find it helpful if the Parish Council commented on representations from the District Council and from Hallow Stage II Limited (prepared by RCA Regeneration).

### ***Protocol for responses***

I would be grateful for responses to the various questions by 4 March 2024. Please let me know if this timetable may be challenging to achieve. It reflects the factual basis of the questions raised.

If certain responses are available before others, I am happy to receive the information on a piecemeal basis. Irrespective of how the information is assembled, please can all responses be sent to me by the District Council and make direct reference to the policy/issue concerned.

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Independent Examiner

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6 February 2024