



DRAFT VISION AND POLICIES FOR HALLOW NEIGHBOURHOOD DEVELOPMENT PLAN

Hallow Vision 2041

Hallow will continue to be an attractive, healthy place to live, a place that caters for the needs of all age groups

Managed housing growth that meets the needs of local people.

Protection and improvement of valued services and facilities.

Preservation and enhancement of Hallow's built and natural environment.

Rural Character

OBJECTIVE 1 - To protect the rural character of Hallow within an open landscape of fields, woodlands and riverside meadows together with associated views.

Policy HAL1 – Landscape and Biodiversity

New development should be designed so as to protect or enhance the historic grain of the local landscape, including:

- a) Patterns of settlement;
- b) Field systems and boundaries;
- c) The setting of buildings within their plot;
- d) The relationship of buildings to key features in the landscape, such as, but not limited to, routeways, hedgerows, trees, water features and watercourses; and
- e) Incorporating lighting and lighting features that minimise light pollution and preserve the area's dark skies.

New development should also protect or enhance the landscape character of individual character areas, as identified in the 2019 Hallow Design Guide .

Development schemes that negatively impact local landscape character, for example through the loss or fragmentation of woodland, watercourses and water features, parkland, traditional orchard, historic boundary walls/railings; and individual or groups of trees, hedgerows, ditches and green corridors including verges, with significant amenity, historic, or biodiversity value will not be supported unless the benefits of new development justifiably outweigh any loss and sufficient compensatory measures are put in place, either on site or as close as possible to a site. Appropriate surveys must be provided to assess the value of existing landscape features and the potential impact of change at the earliest stages of a development proposal.

New development should incorporate landscaping that both softens the appearance of development and helps it to integrate into the surrounding countryside.

Newly planted trees, hedgerows or vegetation should be of native species and compatible with the surrounding landscape. All landscaping proposals should incorporate details for long-term management and maintenance. The cumulative impact of incremental change should be carefully managed so as not to detrimentally impact local landscape and built character over time. Proposals should be informed by, and where a Design And Access Statement is submitted describe how they have taken account of and responded to guidance contained in the Worcestershire County Council *Landscape Character Assessment Supplementary Guidance* and the Hallow Design Guide 2019.

Development proposals should also protect Local Wildlife Sites, Grassland Inventory Sites and other natural heritage assets in line with SWDP Policy 22 Biodiversity and Geodiversity.

Policy HAL2 – Local Green Spaces

The Local Green Spaces listed below and shown on the Policies Map will be protected.

HAL2/1 – Spindlewood

HAL2/2 – Tinkers Coppice Wood

HAL2/3 – Gravel pit

HAL2/4 – Old Churchyard

HAL2/5 – Village Green

HAL2/6 – Greenhill Fishing Ponds

HAL2/7 – Woodland, east of Church Lane

Development affecting these Local Green Spaces will only be permitted when consistent with national Green Belt policy.

Policy HAL3 – Important Views

The important views and vistas (shown on the Policies Map and identified in Table 3) should be retained. Development affecting these views and vistas should be designed in such a way so as not to have a significant adverse impact on their visual quality and amenity.

Policy HAL4 – Green Infrastructure

All new development should demonstrate how it:

- a) Maintains Hallow's green infrastructure, including the:
 - i. Recreational, 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 footpaths, bridleways, public rights of way and publicly accessible green space.
- b) Responds to opportunities to restore existing green infrastructure;
- c) Has incorporated new green infrastructure that creates 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 setting out how the resource will be managed and maintained.

Policy HAL5 – Biodiversity

All new development will be expected to provide a net gain in biodiversity, by:

- a) Retaining, enhancing and connecting existing wildlife habitats and landscape features (such as woodland, watercourses, unimproved grassland and orchards) to support biodiversity;
- b) Including integrated planting of native flora, such as native species-rich hedgerows that connect to existing hedgerows;
- c) Creating a biodiversity-friendly environment with features such as bat boxes, bird boxes or nest cups, bee bricks per dwelling or 100 sq m of other development floorspace; and by
- d) Including hedgehog friendly boundary treatments.

Residents of new dwellings should be provided with information on the biodiversity features integrated into new homes.

Neighbourhood Plan Housing Objectives

OBJECTIVE 2 - To promote controlled, sustainable housing growth within the development boundary or on allocated sites,

- providing a mixture of open market and affordable housing to meet the needs of all age groups,
- and ensuring affordable housing is prioritised for people with defined local connections.

OBJECTIVE 3 - The scale and phasing of development should be meet the needs of the local community and enable new residents to be absorbed into the community.

OBJECTIVE 4 - To ensure that the housing needs of people living in the parish are met, whilst safeguarding the heritage of the village by fostering the provision of appropriate dwellings of sympathetic design which enhance the local distinctiveness and character of Hallow.

Policy HAL6 – New Housing Development 2021-2041

Housing Numbers

The HNPD will look to allocate sites for housing development for the period 2021-2041.

To identify such sites, a *Site Options and Assessment* appraisal has been carried out by independent consultants AECOM. This work assessed 15 possible housing sites (Map X). Two of these sites are considered potentially suitable and available. These are shown on the Draft Policies Map and are listed below:

Site 1 - Land lying to the south of Tinkers Coppice Farm, Main Road (85 dwellings. 2.82 hectares)

Site 4 - Land at Green Hill Lane, Hallow (67 dwellings, 2.23 hectares)

Dwelling numbers in parentheses are indicative only (based on 30 dwellings per hectare) and will be subject to overcoming any site and policy constraints.

The Parish Council have selected Site 1 and Site 4 as the preferred options for allocation as housing sites in the HNPD. Views are now being sought, as part of this consultation, from local residents as to the suitability of these sites for housing. Views are also welcome on the possible suitability of the other sites assessed in the AECOM report.

Housing Mix

When allocated through the HNPD, the allocated sites and other housing development in the neighbourhood area must deliver a mix of new homes, including a range of good quality, affordable homes. There is a particular need for the following types of market and affordable housing:

- Starter homes
- Two and three bedroom family homes
- Homes for the elderly, particularly bungalows, those wishing to downsize, and people with a disability.

Proposals should demonstrate how they will meet these local needs.

Homes for local people

Any new development that includes affordable housing provision should seek to provide housing for people with a strong local connection as set out in the MHDC Rural Lettings Policy as approved in June 2005 and any further revisions or successor policies.

Policy HAL7 – Housing Needs

All new housing development proposals over 5 units should provide a range of types, sizes and tenures of housing.

As and when proposals are submitted, the proposed mix of housing will be assessed on a site by site basis. This assessment will take in to account SWDP Policy 14 (or its successor following the SWDP review) and the most up to date information available on local housing needs.

Policy HAL8 – Design

New development should make a positive contribution to, and reinforce, the distinctive character of Hallow.

Proposals should have a positive impact on the health and well-being of those living, working and using proposed development by enhancing neighbourhood attractiveness, layout and design; by providing opportunities for physical activity, active travel; and by creating safe and pleasant environments that promote social interaction.

Applicants should be able to demonstrate how their proposal has taken account of, and been designed to incorporate, the recommended approach for each of the design elements in the proposal (e.g. windows, materials, boundary treatments, landscaping etc.) as set out in the *Hallow Design Guide*.

Applicants will be required to demonstrate how their proposal promotes better health and wellbeing by way of siting, measures to promote healthy lifestyles, use of materials, pollution, safety. Design should also produce buildings and places that are accessible to all but pay special attention to the needs of people with disabilities and older people.

Community and Recreation Objectives

OBJECTIVE 5 - To provide a healthy and stimulating community life for all the people in the area by protecting and enhancing community and recreation facilities.

Policy HAL9 – Community Facilities

The following are identified and shown on the Policies Map as important community facilities in the Plan area:

- HAL9/1 - Post Office Stores
- HAL9/2 - Ladygo stores
- HAL9/3 - Parish Hall
- HAL9/4 - The Crown Inn
- HAL9/5 - Sports and Social Club

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

Proposals for new community facilities, particularly health facilities, will be supported when positively assessed in relation to SWDP Policy 37A.

Policy HAL10 – Recreation

The following recreation facilities, also shown on the Policies Map will be protected.

- HAL10/1 - Playing Fields and Pavilion
- HAL10/2 - Hollybank and Children's playground
- HAL10/3 - Scout hut
- HAL10/4 - Tennis club
- HAL10/5 – Allotments

Development affecting these sites will not be permitted unless the following are demonstrated:

- a) The proposal is for a community/recreational use; or
- b) An assessment of need has clearly demonstrated that the recreation facility is surplus to requirements; or
- c) Replacement provision of the recreation facility of at least equivalent value to the community is provided within the neighbourhood area.

Built Heritage Objectives

OBJECTIVE 6 – To conserve and enhance the built heritage of the area, including the Conservation Area, designated and non-designated heritage assets and archaeology.

Policy HAL11 – Non-designated Heritage Assets

The Parish Council will seek to add non-designated heritage assets to the Malvern Hills Local List.

Development proposals affecting non-designated heritage assets, including those listed below, will be assessed against Policy SWDP24 of South Worcestershire Plan (or its successor following the SWDP review).

Nominees for the Local List in Hallow are as follows:

- 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

Unlisted buildings of merit within the Conservation Area Main Road

- Cedar House
- The Pound House

On Hallow Green

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

Other features

- The see-saw
- Telephone kiosk

Policy HAL12 – Archaeological Assets

Development proposals should conserve or enhance known surface and sub-surface archaeology included in the Worcestershire Historic Environment Record.

Lack of current evidence of surface and sub-surface archaeology must not be taken as proof of absence and where potential for such remains are considered to exist proposals will be subject to planning condition.

Policy HAL13 – Hallow Conservation Area

New development should preserve or enhance Hallow Conservation Area (Map 8) and its setting. New development should:

- a) Maintain the historic pattern of the built form and open spaces in the Conservation Area by respecting the historic layouts associated with the historic development of Hallow village;
- b) Complement the scale, height and massing of the existing historic development in the context of the immediate surrounding area and the wider Conservation Area;
- c) Reflect the proportions found in the elevations of traditional buildings and employ traditional detailing;
- d) Retain local detailing and architectural decoration and other features;
- e) Use high-quality local and traditional materials;
- f) Include boundary treatments that are appropriate and take their cue from the best examples of such treatments in the vicinity of the site;
- g) Protect the important views identified in the *Hallow Conservation Area Appraisal and Management Strategy*;
- h) Retain trees, green spaces and other landscape features;
- i) Protect features of ecological and biodiversity value; and
- j) Where possible and appropriate removal and replacement of any negative features within the Conservation Area that are the product of previous unsympathetic development or alterations.

Transport and Infrastructure Objectives

OBJECTIVE 7 - To maintain and enhance public rights of way and pavements.

OBJECTIVE 8 – 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..

OBJECTIVE 9 - To support improvements to local public services and infrastructure and to facilitate access to both high speed broadband and reliable mobile-phone coverage.

Policy HAL14 – 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 the environment for pedestrians and cyclists and by reducing the need to travel by private car. In particular, the following will be supported:

- i. Provision of a cycle route on the east side of the village. This will also form a safe route for children cycling to and from the Primary School. Where relevant and feasible new development should include a marked cycle path to link into this new route.
- ii. Creation of a dedicated cycle route into Worcester.
- iii. Enhanced public transport, particularly bus.
- iv. Creation of opportunities for shared transport.
- v. Improved pedestrian links to key facilities identified in this NDP.
- vi. Improved Public Rights of Way (Table 9)

Policy HAL15 – Infrastructure

New development that generates the need for additional infrastructure provision will only be supported when suitable mechanisms (such as planning conditions and obligations) are put in place to ensure the identified infrastructure provision is implemented within a reasonable timescale.