

# Hallow Neighbourhood Plan Review

Basic Conditions Statement

September 2023

**PLANIT-X TOWN AND COUNTRY  
PLANNING SERVICES LTD**

21 New Road  
Burton Lazars  
Melton Mowbray  
Leicestershire. LE14 2UU

**t:** 01664 568819

**e:** [info@planit-x.co.uk](mailto:info@planit-x.co.uk)

**w:** [www.planit-x.co.uk](http://www.planit-x.co.uk)

Registered company no 07387991 | Registered office address: Unit F Whiteacres Whetstone Leicester LE8 6ZG



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## 1. Introduction

- 1.1 This Basic Conditions Statement has been prepared to accompany the Hallow Neighbourhood Plan. It explains how the proposed Hallow Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning General Regulations 2012 (as amended) (The Regulations) and how the basic conditions of neighbourhood planning, and other considerations as prescribed by Paragraph 11 of Schedule A2 of the Town and Country Planning Act 2004 have been met.
- 1.2 The revisions made to the (Submission) Draft version of the Hallow Neighbourhood Plan are not considered to be so significant as to change the nature of the Neighbourhood Plan which the Draft Plan would replace. The broad nature of the Neighbourhood Plan remains unchanged.
- 1.3 Paragraph 11 of Schedule A2 to the Town and Country Planning Act 2004 requires that Neighbourhood Development Plans must meet the following basic conditions:
  - i. the Neighbourhood Development Plan must have appropriate regard to national policies and advice contained in guidance issued by the Secretary of State;
  - ii. the draft Neighbourhood Development Plan must contribute to the achievement of sustainable development;
  - iii. the draft Neighbourhood Development Plan must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case the adopted South Worcestershire Development Plan 2006-2030 (2016); and
  - iv. the draft Neighbourhood Development Plan must meet the relevant EU obligations; and
  - v. prescribed matters have been complied with in connection with the proposal for the Neighbourhood Development Plan.
- 1.4 This Basic Conditions Statement addresses these requirements in five sections:
  - Section 2 demonstrates the conformity of the Hallow Neighbourhood Plan with the National Planning Policy Framework and Planning Practice Guidance;
  - Section 3 shows how the Hallow Neighbourhood Plan will contribute to sustainable development;
  - Section 4 demonstrates the conformity of the Hallow Neighbourhood Plan with the adopted South Worcestershire Development Plan 2006-2030 (2016);

- Section 5 demonstrates compliance with the appropriate EU obligations and other prescribed matters; and
  - Section 6 addresses other basic conditions that apply besides those set out in the primary legislation.
- 1.5 The Hallow Neighbourhood Plan is supported by a Consultation Statement, Equality Impact Assessment (included in this document at Appendix 1) and this Basic Conditions Statement.

### Submitting Body

- 1.6 The Neighbourhood Plan is submitted by Hallow Parish Council, which is a statutory Qualifying Body as defined by the Localism Act 2011.

### Neighbourhood Area

- 1.7 This Plan applies to the whole of Hallow Parish which was designated as a Neighbourhood Area on 14 July 2017. In accordance with Regulation 6, Malvern Hills District Council, on behalf of the relevant body (Hallow Parish Council), completed the necessary statutory processes to enable its designation as a Neighbourhood Area.
- 1.8 The Hallow Neighbourhood Plan relates only to the development and use of land within the parish of Hallow, and to no other Neighbourhood Areas.
- 1.9 The Hallow Neighbourhood Plan is the only Neighbourhood Development Plan in the designated area. No other Neighbourhood Development Plan exists nor is being prepared for part or all of the designated area. It is the intention that the current Hallow Neighbourhood Plan ('made' June 2021) will be replaced by this new Hallow Neighbourhood Plan.
- 1.10 To align with the new Local Plan the plan period for the Hallow Neighbourhood Plan has been extended to 2041 to align with the emerging South Worcesnew Local Plan. Work started on the review of the South Worcestershire Development Plan (SWDPR) in late 2017. A Regulation 19 consultation concluded in December 2022 with adoption not expected until early 2024.
- 1.11 No provision for excluded development such as national infrastructure, minerals or waste development is contained within the Neighbourhood Plan.

### Hallow: Location

- 1.12 The Hallow Neighbourhood Area amounts to 643 hectares and lies on the north west boundary of Worcester City. It is a rural parish with farmland surrounding its settlements with the River Severn and its

floodplain to the east. The southern boundary of the Neighbourhood Area abuts Worcester City Council.

- 1.13 The parish includes the village of Hallow as well as the smaller settlements of Shoulton and Little Eastbury/Parkfield. Hallow has a good range of services, including a shop, post office, a pub, primary school, church, parish hall and recreational facilities.

### Involvement of the Local Community and Stakeholders

- 1.14 The Hallow Neighbourhood Plan has been led by Hallow Parish Council, with input from the community and stakeholders as set out in the accompanying Consultation Statement. The Pre-Submission Draft Neighbourhood Plan has been consulted on as required by the Regulations and the responses have been recorded and changes have been made as per the schedule set out in the Consultation Statement.



## 2. Conformity with the National Planning Policy Framework and Planning Practice Guidance

- 2.1 It is required that the Hallow Neighbourhood Plan has regard to national policies and advice contained in guidance issued by the Secretary of State. This is principally provided by the National Planning Policy Framework and Planning Practice Guidance. The updated National Planning Policy Framework (NPPF) was published on 5 September 2023 and it is against this version of the NPPF which the Hallow Parish Neighbourhood Plan has been assessed.
- 2.2 It should be noted that not all sections of the National Planning Policy Framework will be relevant to the Hallow Neighbourhood Plan as there is no legal requirement for a Neighbourhood Plan to provide policies covering all the provisions within the National Planning Policy Framework. However, where a Neighbourhood Plan expresses a policy it must have appropriate regard to the relevant parts of the National Planning Policy Framework, as well as the Planning Practice Guidance.
- 2.3 A key theme that runs throughout the National Planning Policy Framework is the presumption in favour of sustainable development. The NPPF specifies that the purpose of the planning system is to contribute to the achievement of sustainable development. In order to achieve sustainable development, the planning has three overarching objectives, economic, social and environmental.
- 2.4 This section considers the conformity of the Hallow Neighbourhood Plan in respect of relevant policies within the National Planning Policy Framework and Planning Practice Guidance. Planning Practice Guidance is published on a dedicated website available at [Planning practice guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/planning-practice-guidance)
- 2.5 The areas of Planning Practice Guidance which have been particularly relevant to the Hallow Neighbourhood Plan, in addition to the guidance on Neighbourhood Planning are:
- Historic Environment;
  - Design: process and tools;
  - First Homes
  - Healthy and Safe Communities;
  - Light Pollution
  - Natural Environment;
  - Open space, sports and recreational facilities, public rights of way and local green space;
  - Housing for Older and Disabled People;
  - Housing Needs of Different Groups;

2.6 The following table identifies the sections of the National Planning Policy Framework that the Hallow Neighbourhood Plan conforms with and provides a supporting commentary. Reference is also made to the relevant Planning Practice Guidance (PPG).

Hallow Parish Neighbourhood Plan Policy	National Planning Policy Framework	Planning Practice Guidance	Commentary
<p><b>HAL1: Housing Requirement - Identifies the minimum housing requirement for the plan period. To be met by committed developments, a housing allocation and windfall development.</b></p>	<p>Paragraphs 67, 68, 69, 70, 79</p>	<p>How can planning policies support sustainable rural communities? (Paragraph: 009 Reference ID: 67-009-20190722)</p>	<p>The Neighbourhood Plan defines the Development Boundary for Hallow which takes into account the character and built form of the village and recently approved development sites. Infill development is supported. The policy directs development to the most sustainable locations, where it will enhance or maintain the vitality of existing communities and help protect the key aspects of the local environment.</p>
<p><b>HAL2: Development of Lan at Greenhill Lane – Allocates a housing size for the development of a minimum of 40 dwellings. Regard to be had to the provision of a suitable vehicular access, surface water drainage, a buffer zone and cycle connections.</b></p>	<p>Paragraphs 67, 69, 70, 79</p>	<p>How can planning policies support sustainable rural communities? (Paragraph: 009 Reference ID: 67-009-20190722)</p>	<p>The policy directs development to the most sustainable and accessible location, with least environmental impact.</p>
<p><b>HAL3: Windfall Development – Supports appropriate housing development within the</b></p>	<p>Paragraphs 71, 78, 79, 80</p>	<p>How can planning policies support sustainable rural communities? (Paragraph: 009 Reference ID: 67-009-20190722)</p>	<p>This policy is responsive to local circumstances and supports housing developments that respects the character of the locality.</p>

Hallow Parish Neighbourhood Plan Policy	National Planning Policy Framework	Planning Practice Guidance	Commentary
<p><b>defined development boundary for Hallow.</b></p> <p><b>Supports some forms of housing development in the countryside, including rural worker accommodation, development that represents the viable use of a heritage asset or enabling development, development of outstanding architecture, affordable housing exception sites and the re-use of redundant or discussed buildings.</b></p>			<p>The Neighbourhood Plan defines the Development Boundary for Hallow which takes into account the character and built form of the village. Infill development is supported. The policy directs development to the most sustainable locations and help protect the key aspects of the local environment.</p> <p>National planning policy recognises the intrinsic character and beauty of the countryside. This policy mirrors this approach and allows for some forms of housing development, including rural worker accommodation, the viable use of heritage assets, the re-use of buildings, design of an exceptional quality and rural exception sites.</p>
<p><b>HAL4: Housing Need – Expects developments of 5 or more dwellings, subject to viability considerations, to demonstrate a range of house types to meet local need, including affordable housing, smaller homes</b></p>	<p>Paragraphs 61, 62, 63, 64, 78, 79</p>	<p>How do the housing need of particular groups relate to overall housing need calculated using the standard method? (Paragraph: 001 Reference ID: 67-001-20190722)</p> <p>How can planning policies support sustainable rural communities?</p>	<p>The NPPF requires the delivery of homes to be informed by a local housing needs assessment and for planning policies to plan for the identified housing need. The Neighbourhood Plan supports this approach and seeks to deliver a mix of housing in its neighbourhood area that reflects local need. It supports the provision of affordable housing to meet</p>

Hallow Parish Neighbourhood Plan Policy	National Planning Policy Framework	Planning Practice Guidance	Commentary
<p><b>and bungalows. Regard should be had to the most up to date evidence base. Restrictions are placed on the sale price of First Homes. Priority for affordable homes will be given to those with a local connection to Hallow Parish.</b></p>		<p>(Paragraph: 009 Reference ID: 67-009-20190722)</p> <p>Why is it important to plan for the housing needs of older people? (Paragraph: 001 Reference ID: 63-001-20190626)</p> <p>What range of needs should be addressed? (Paragraph: 003 Reference ID: 63-003-20190626)</p> <p>What evidence can plan-makers consider when identifying the housing needs of older people? (Paragraph: 004 Reference ID: 63-004-20190626)</p> <p>How can the housing requirements of particular groups of people be addressed in plans? (Paragraph: 006 Reference ID: 63-006-20190626)</p> <p>What are the First Homes criteria? (Paragraph: 002 Reference ID: 70-002-20210524)</p>	<p>the needs of different groups in the community.</p>

<p><b>HAL5: Housing Design – Development should reflect the defining characteristics of the settlements and countryside, with reference made to the Hallow Design Guide. Innovative and contemporary design will be supported where it complements and reinforces local character. Design and access statements to have a positive impact on the health and wellbeing of communities,</b></p>	<p>Paragraphs 92, 124, 125, 126, 127, 130, 134</p>	<p>How are well-designed places achieved through the planning system? (Paragraph: 001 Reference ID: 26-001-20191001)</p> <p>How can plans support well-designed places? (Paragraph: 002 Reference ID: 26-002-20191001)</p> <p>What role can non-strategic policies play? (Paragraph: 004 Reference ID: 26-004-20191001)</p> <p>How can positive planning contribute to healthier communities? (Paragraph: 001 Reference ID:53-001-20190722)</p> <p>What is a healthy place? (Paragraph: 003 Reference ID:53-003-20191101)</p> <p>How can planning create a healthier food environment? (Paragraph: 004 Reference ID:53-004-20190722)</p>	<p>This policy seeks to secure high quality design. The subject of good design is attributed great importance in the National Planning Policy Framework and is a key aspect of sustainable development and should contribute positively to making places better for people. This policy has regard to this approach and facilitates the promotion or reinforcement of local distinctiveness. It seeks to deliver development that is of a design that reflects the surrounding area and the character of Hallow and promotes the health and wellbeing of its community.</p>
<p><b>HAL6: Landscape – Development designed with regard to landscape</b></p>	<p>Paragraphs 80, 84, 131 &amp; 174</p>	<p>How can planning policies conserve and enhance landscapes?</p>	<p>National planning policy recognises the intrinsic character and beauty of the countryside. This policy mirrors this</p>

Hallow Parish Neighbourhood Plan Policy	National Planning Policy Framework	Planning Practice Guidance	Commentary
<p><b>characteristics, opportunities to enhance its character and retain and conserve existing features.</b></p>		<p>(Paragraph: 036 Reference ID: 8-036-20190721)</p>	<p>approach and seeks improvements to the landscape character.</p>
<p><b>HAL7: Dark Skies – Seeks to reduce the impact of light pollution and improve views of the night-time sky.</b></p>	<p>Paragraph 185</p>	<p>What light pollution considerations does planning need to address? (Paragraph: 001 Reference ID: 31-001-20191101)</p> <p>What factors can be considered when assessing whether a development proposal might have implications for light pollution? (Paragraph: 002 Reference ID: 31-002-20191101)</p> <p>What factors are relevant when considering where light shines? (Paragraph: 003 Reference ID: 31-003-20191101)</p> <p>What factors are relevant when considering how much the light shines? (Paragraph: 005 Reference ID: 31-005-20191101)</p>	<p>This policy seeks for development to be appropriate for its location and take into account the impact of light pollution. Limits the impact on the locality and intrinsically dark landscape</p>

Hallow Parish Neighbourhood Plan Policy	National Planning Policy Framework	Planning Practice Guidance	Commentary
<p><b>HAL8: Local Green Spaces - Local Green Spaces – Identifies a number of local green spaces. New development within this designation must be consistent with national planning policy for Green Belt.</b></p>	<p>Paragraphs 99-101</p>	<p>What is Local Green Space designation? (Paragraph: 005 Reference ID: 37-005-20140306)</p> <p>How is land designated as Local Green Space? (Paragraph: 006 Reference ID: 37-006-20140306)</p> <p>How does Local Green Space designation relate to development? (Paragraph: 007 Reference ID: 37-007-20140306)</p> <p>What if land has planning permission for development? (Paragraph: 008 Reference ID: 37-008-20140306)</p> <p>Can all communities benefit from Local Green Space? (Paragraph: 009 Reference ID: 37-009-2014030)</p>	<p>Regard is had to national policy which allows for neighbourhood plans to identify for the protection green areas of importance to them. The Local Green Space meets the criteria set out in paragraph 100 of the National Planning Policy Framework. The full reasons for designation are included in the Neighbourhood Plan.</p>
<p><b>HAL9: Important Views - Development should be located and designed to not harm important views.</b></p>	<p>Paragraphs 20, 174</p>	<p>How can planning policies conserve and enhance landscapes? (Paragraph: 036 Reference ID: 8-036-20190721)</p>	<p>This policy allows account to be taken of the different roles and characters of areas and recognises the intrinsic character and beauty of the countryside.</p>

Hallow Parish Neighbourhood Plan Policy	National Planning Policy Framework	Planning Practice Guidance	Commentary
<p><b>HAL10: Green Infrastructure Network – Seeks the protection of key infrastructure features, including their ecological, historic and landscape features and their recreational function. Supports opportunities to enhance and add links to the network. Management plans will be sought ensure this resource is maintained.</b></p>	<p>Paragraphs 92, 98, 100</p>	<p>How can positive planning contribute to healthier communities? (Paragraph: 001 Reference ID:53-001-20190722)</p> <p>What is a healthy place? (Paragraph: 003 Reference ID:53-003-20191101).</p>	<p>Policy seeks to achieve a healthy place with the provision and enhancement of green infrastructure, as a multi-functional resource including wildlife benefits.</p>
<p><b>HAL11: Biodiversity – Seeks a net gain in biodiversity through a range of measures – retain and create habitats, landscape planting, create a biodiversity friendly environment and wildlife friendly boundary treatment.</b></p>	<p>Paragraphs 174, 175, 179, 180</p>	<p>Is there a statutory basis for planning to seek to minimise impacts on biodiversity and provide net gains in biodiversity where possible? (Paragraph: 009 Reference ID: 8-009-20190721)</p> <p>How can planning authorities plan for biodiversity and geodiversity? (Paragraph: 010 Reference ID: 8-010-20190721)</p>	<p>The National Planning Policy Framework is clear that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature. This policy supports the conservation and enhancement of the natural environment and seeks to minimise impacts on biodiversity and seek positives in biodiversity.</p>

Hallow Parish Neighbourhood Plan Policy	National Planning Policy Framework	Planning Practice Guidance	Commentary
<p><b>Policy will resist the loss of ancient woodland, and ancient and veteran trees.</b></p>		<p>What is biodiversity net gain? (Paragraph: 022 Reference ID: 8-022-20190721)</p> <p>How can biodiversity net gain be achieved? (Paragraph: 023 Reference ID: 8-023-20190721)</p> <p>What are the considerations when planning for trees within settlements? (Paragraph: 029 Reference ID: 8-029-20190721)</p> <p>How can I find out whether an area contains ancient woodland? (Paragraph: 031 Reference ID: 8-031-20190721)</p> <p>How can I find out whether a site contains ancient or veteran trees? (Paragraph: 032 Reference ID: 8-032-20190721)</p> <p>How can local planning authorities assess the potential impact of development proposals on ancient woodland and ancient or veteran trees?</p>	

Hallow Parish Neighbourhood Plan Policy	National Planning Policy Framework	Planning Practice Guidance	Commentary
		<p>(Paragraph: 033 Reference ID: 8-033-20190721)</p> <p>What compensation can be provided if development resulting in loss or harm is, exceptionally, permitted? (Paragraph: 034 Reference ID: 8-034-20190721)</p>	
<p><b>HAL12: Community Facilities and Local Shops – Identifies and protects a number of community facilities and shops. Loss of these facilities will only be supported if certain criteria is met. Supports proposals to enhance these facilities.</b></p>	<p>Paragraphs 84, 92, 93</p>	<p>How can positive planning contribute to healthier communities? (Paragraph: 001 Reference ID:53-001-20190722)</p> <p>What is a healthy place? (Paragraph: 003 Reference ID:53-003-201911)</p>	<p>The policy supports the retention and development of local services and community facilities in Hallow and plans positively against the unnecessary loss of facilities that meet day to day needs.</p>
<p><b>HAL13: Recreation – Supports protection, enhancement and the development of a number of recreation facilities, children’s playground and allotments.</b></p>	<p>Paragraphs 84, 92, 93, 99</p>	<p>How can positive planning contribute to healthier communities? (Paragraph: 001 Reference ID:53-001-20190722)</p> <p>What is a healthy place? (Paragraph: 003 Reference ID:53-003-201911)</p>	<p>Supports the retention and development of recreation facilities, contributing to the health and wellbeing of the local community.</p>

Hallow Parish Neighbourhood Plan Policy	National Planning Policy Framework	Planning Practice Guidance	Commentary
		How should open space be taken into account in planning? (Paragraph: 001 Reference ID: 37-001-20140306)	
<b>HAL14: Hallow Conservation Area – Development must conserve the Hallow Conservation Area and its semi-rural character.</b>	Paragraphs 190, 197	<p>What is a positive strategy for conservation and enjoyment of the historic environment? (Paragraph: 003 Reference ID: 18a-003-20190723)</p> <p>How can heritage issues be addressed in neighbourhood plans? (Paragraph: 005 Reference ID: 18a-005-20190723)</p>	Provides a positive strategy for the conservation and enjoyment of the local historic environment
<p><b>HAL15: Features of Local Heritage Interest – the impact of development on non-designated heritage assets will be assessed in terms of the protection and enhancement of the asset.</b></p> <p><b>Any renovation and alteration to a non-</b></p>	Paragraphs 189, 190, 194, 195 & 203	<p>How can heritage issues be addressed in neighbourhood plans? (Paragraph: 005 Reference ID: 18a-005-20190723)</p> <p>What are non-designated heritage assets? (Paragraph: 039 Reference ID: 18a-039-20190723)</p> <p>How are non-designated heritage assets identified?</p>	This policy supports the conservation of heritage assets. It recognises that heritage assets are an irreplaceable resource and seeks their conservation and enhancement and plans positively with respect to non-designated heritage assets.

Hallow Parish Neighbourhood Plan Policy	National Planning Policy Framework	Planning Practice Guidance	Commentary
<b>designated heritage asset must be designed sensitively and with regard to the asset's interest.</b>		(Paragraph: 040 Reference ID: 18a-040-20190723)	
<b>HAL16: Archaeological Assets – Development should avoid and minimise known archaeology assets along with the identification of unknown and potentially significant deposits. Assessments of the impact of a proposals to be submitted.</b>	Paragraphs 189, 190, 192, 194, 195, 197, 203	<p>How can heritage issues be addressed in neighbourhood plans?(Paragraph: 005 Reference ID: 18a-005-20190723)</p> <p>What are non-designated heritage assets? (Paragraph: 039 Reference ID: 18a-039-20190723)</p> <p>How are non-designated heritage assets identified? (Paragraph: 040 Reference ID: 18a-040-20190723)</p>	This policy supports the conservation of heritage assets. It recognises that heritage assets are an irreplaceable resource and seeks their conservation and enhancement and plans positively with respect to non-designated heritage assets. Heritage assets within the plan area have been identified so they can be appropriately considered.
<b>HAL17: Sustainable Transport – Seeks to increase opportunities for active travel, through the improvement of facilities and infrastructure. Measures supported</b>	Paragraphs 92, 104, 106, 112	<p>How can positive planning contribute to healthier communities? (Paragraph: 001 Reference ID:53-001-20190722)</p> <p>What is a healthy place? (Paragraph: 003 Reference ID:53-003-201911)</p>	Policy seeks to facilitate safe, attractive and sustainable means of travel, promoting the health and wellbeing of the local community.

Hallow Parish Neighbourhood Plan Policy	National Planning Policy Framework	Planning Practice Guidance	Commentary
<p>include the provision of cycle routes, enhanced bus infrastructure, opportunities for shared transport, improved cycle links as well as new and improve Public Rights of Way.</p>			

### 3. Contributing to sustainable development

3.1 Sustainable development is about positive growth- making economic, environmental, and social progress for this and future generations. The Hallow Neighbourhood Plan must contribute to the achievement of sustainable development of which there are three dimensions: economic, social, and environmental. These dimensions give rise to the need for the planning system to perform several roles:

- a) an **economic** objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordination the provision of infrastructure;
- b) a **social** objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing; and
- c) an **environmental** objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.2 The following section summarises how the above sustainability objectives of the National Planning Policy Framework compare with the policies of the Neighbourhood Plan. This has been done by assessing the Hallow Neighbourhood Plan against each of the Planning Policy 'subjects' as contained within Sections 5 to 17 of the NPPF.

National Planning Policy Framework	How the Hallow Neighbourhood Plan supports objective
<b>1 – Delivering a sufficient supply of homes</b>	Providing a steer as to where new housing should be focused and the form development should take. Supporting a supply and mix of housing types to meet local needs, including affordable housing. In the case of affordable housing, priority will be given to people with a local connection to Hallow Parish.

<b>National Planning Policy Framework</b>	<b>How the Hallow Neighbourhood Plan supports objective</b>
<b>2 – Building a strong, competitive economy</b>	Seeks the protection, improvement and enhancement of community services and facilities, supporting the viability of the community, as well as the provision of new facilities. Supports sustainable recreation.
<b>3 – Ensuring the vitality of town centres</b>	The village of Hallow has a good range of services and facilities and an ambition of the plan is to protect the vitality of the community, supporting the retention of existing services and facilities.
<b>4 – Promoting healthy and safe communities</b>	Seeks the protection of the countryside, local green spaces and Rights of Way, and provision of footpath links and cycle ways and bridleways, as well community and recreational facilities. Provides opportunities for people to meet and protect quality of life. Seeks the creation and protection of green infrastructure.
<b>5 – Promoting sustainable development</b>	Supports housing development within the defined Hallow Development Boundary with its range of service and facilities. Seeks to re-use previously developed land. Supports the re-use and conversion of buildings. Facilitates opportunities for sustainable and active travel.
<b>6 – Supporting high quality communications</b>	Not applicable
<b>7 – Making effective use of land</b>	Supports housing development within the defined Hallow Development Boundary, the redevelopment of brownfield land and the re-use and conversion of redundant and rural buildings.
<b>8 – Achieving well-designed places</b>	Includes policies to require development to respect the scale, form and character of its surroundings, and local materials and features, including landscape as well as the built environment. Seeks the protection of the countryside and the setting of Hallow.
<b>9 - Protecting Green Belt Land</b>	Not applicable
<b>10 - Meeting the challenge of climate change, flooding and coastal change</b>	Safeguards Rights of Way and seeks the creation of new footpath links. Supports the conversion and re-use and adaptation of existing buildings.
<b>11 - Conserving and enhancing the natural environment</b>	Protects the character of the countryside, Locally Important Views, the network of local ecological features and habitats and Local Green Space. Protects natural landscape from the harmful impacts of development. Requires the impact of development to maintain and enhance ecological corridors and landscape features for biodiversity improvement.

National Planning Policy Framework	How the Hallow Neighbourhood Plan supports objective
<b>12 - Conserving and enhancing the historic environment</b>	Prevents against the loss of the historic environment, including non-designated assets of local importance. Seeks to positively contribute to and manage the district's historic environment.
<b>13 - Facilitating the sustainable use of minerals</b>	Not applicable.

#### 4. Conformity with the strategic policies of the Local Plan

4.1 Neighbourhood Development Plans must demonstrate that they are in general conformity with the strategic policies of the adopted development plan for the local area. The current adopted plan for the area is the South Worcestershire Development Plan 2006-2030 (2016). (SWDP)

4.2 Work began on the review of the South Worcestershire Development Plan (SWDPR) in late 2017 and will provide an updated plan period to 2041. This will update the existing SWDP and where necessary its vision, objectives, spatial strategy and policies for the future development of the South Worcestershire area. Adoption is not expected until early 2024. However, the plan is not at a stage where consideration can be given to whether the policy of the Neighbourhood Plan would be in general conformity. Therefore, it is acknowledged that there may be value in a review of the Neighbourhood Plan once the new Local Plan is adopted.

4.3 The following section identifies how the policies of the Hallow Neighbourhood Plan are in general conformity with the relevant strategic policies of the South Worcestershire Development Plan (SWDP) (Adopted 2016).

#### South Worcestershire Development Plan 2006-2030

4.4 The Hallow Neighbourhood Plan is considered to conform to the following policies of the South Worcestershire Development Plan. The table below provides a further explanation of the conformity.

SWDP 2: Development Strategy and Settlement Hierarchy

SWDP 4: Moving Around South Worcestershire

SWDP 5: Green Infrastructure

SWDP 6: Historic Environment

SWDP 10: Protection and Promotion of Centres and Local Shops

SWDP 14: Market Housing Mix

SWDP 15: Meeting Affordable Housing Needs

SWDP 16: Rural Exception Sites

SWDP 19: Dwellings for Rural Workers

SWDP 20: Housing to Meet the Needs of Older People

SWDP 21: Design

SWDP 22: Biodiversity and Geodiversity

SWDP 24: Management of the Historic Environment

SWDP 25: Landscape Character

SWDP 31: Pollution and Land Instability

SWDP 37: Built Community Facilities

SWDP 38: Green Space

SWDP 59: New Housing for Villages

<b>Hallow Neighbourhood Plan Policy</b>	<b>The South Worcestershire Development Plan 2006-2030</b>	<b>Explanation of Hallow Neighbourhood Plan Conformity with the South Worcestershire Development Plan</b>
<b>HAL1: Housing Requirements</b>	Policy SWDP2, Policy SWDP59	<p>The SWDP identifies Hallow as a Category 1 Village and allocates 4 housing sites for development. All sites have been developed providing 112 dwellings. Since then planning approvals and completions have produced a further 30 dwellings or commitments.</p> <p>The Council have provided an up to date minimum housing requirements of 22 dwellings for the period 2021- 2041.</p> <p>Supports development within the development boundary of Hallow.</p> <p>Provides an updated housing requirement to the end of the plan period, to address local housing need.</p>
<b>HAL2: Development of Land at Greenhill Lane</b>	Policy SWDP2, Policy SWDP59	Supports development within the development boundary of Hallow to meet local housing needs.
<b>HAL3: Windfall Housing Development</b>	Policy SWDP2, Policy SWDP16, Policy SWDP19	<p>Supports housing development within the defined Hallow Development Boundary, in accordance with the District's settlement hierarchy.</p> <p>Controls housing development in the countryside and only supports limited forms of housing.</p>

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		Allows for dwellings for rural workers and rural exception sites.
<b>HAL4: Housing Need</b>	Policy SWDP14, Policy SWDP15, Policy SWDP20	<p>Requires a mix of housing types, for proposals of 5 or more dwellings, based on evidence of housing need, including an up to date Housing Market Assessment.</p> <p>Seeks the provision of affordable housing taking account of local need.</p> <p>Seeks the provision of homes for older people.</p> <p>When affordable housing is allocated, priority will be given to people with a local connection to Hallow Parish.</p>
<b>HAL5: Housing Design</b>	Policy SWDP21	<p>Requires development to respect and enhance the characteristics of the Parish.</p> <p>Seeks a positive impact on the health and wellbeing of the local community.</p>
<b>HAL6: Landscape</b>	Policy SWDP25	<p>Development must be appropriate to the landscape setting and designed to take into account features as detailed Landscape Character Assessment and guidelines.</p> <p>Development proposals to be influenced by the landscapes characteristics and these features are conserved and enhanced.</p>
<b>HAL7: Dark Skies</b>	Policy SWDP31	Seeks to avoid light pollution having an adverse impact on and wellbeing of the local community.

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<b>HAL8: Local Green Spaces</b>	Policy SWDP 38	Although the SWDP does not include a specific policy for Local Green Space Designation, Policy SWDP 38 protects identified green spaces, including the Local Green Space 'Village Green'.
<b>HAL9: Important Views</b>	Policy SWDP25	<p>The Neighbourhood Plan identifies a number of locally important views which are to be protected from substantial harm. Where appropriate a Landscape and Visual Impact Assessment will be required.</p> <p>Identified features, including landscape, that contributes to the important of the view to the local community.</p>
<b>HAL10: Green Infrastructure Network</b>	Policy SWDP5	<p>The Neighbourhood Plan identifies the green infrastructure network at the local level.</p> <p>Seeks the protection of existing green infrastructure and the functions it provides, as well as restoration and enhancement. Seeks opportunities to create new provision and improve accessibility links to the network.</p>
<b>HAL11: Biodiversity</b>	Policy SWDP22	<p>Supports a net gain in biodiversity and identifies how this is to be achieved. Seeks to enhance biodiversity.</p> <p>Resists the loss of or deterioration of ancient woodlands and ancient or veteran trees.</p>
<b>HAL12: Community Facilities and Local Shops</b>	Policy SWDP10, Policy SWDP37	<p>Resist the loss of local shops and facilities in Hallow.</p> <p>The Neighbourhood Plan identifies the facilities to be safeguarded. Their loss will only</p>

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		<p>be supported subject to specific criteria.</p> <p>Supports the enhancement of existing facilities as well as the provision of new facilities.</p>
<b>HAL13: Recreation</b>	Policy SWDP38	<p>A number of recreation facilities are protected by Local Plan policy.</p> <p>The development of two identified recreation facilities will only be supported in accordance with Local Plan policy.</p>
<b>HAL14: Hallow Conservation Area</b>	Policy SWDP24	<p>Seeks to conserve the character of the Hallow Conservation Area. Development proposals should complement and be sympathetic to this heritage asset.</p> <p>Policy identifies its specific characteristics and features to be protected and retained.</p>
<b>HAL15: Non-designated heritage assets</b>	Policy SWDP6, Policy SWDP24	<p>Supports the protection and enhancement of non-designated heritage assets.</p> <p>A number of non-designated assets have been identified as potential additions to the Local List of assets to be prepared by the District Council.</p> <p>Supports the sympathetic reuse and alteration of historic buildings.</p>
<b>HAL16: Archaeological Assets</b>	Policy SWDP6, Policy SWDP24	<p>Identifies known archaeological remains in the Parish.</p> <p>Seeks the conservation and enhancement of archaeological assets.</p> <p>Where appropriate suitable survey work in to be undertaken to identify assets.</p>

Hallow Neighbourhood Plan Policy	The South Worcestershire Development Plan 2006-2030	Explanation of Hallow Neighbourhood Plan Conformity with the South Worcestershire Development Plan
<b>HAL17: Sustainable Transport</b>	Policy SWDP4	<p>Seeks to reduce reliance on the private car and offer opportunities for sustainable and active travel choices.</p> <p>Supports better facilities for walking and cycling and improved public transport infrastructure. Identifies a number of local initiatives to support active travel.</p>

## 5. Compliance with European Union obligations

5.1 A neighbourhood plan or Order must be compatible with European Union obligations, as incorporated into UK law, in order to be legally compliant. There are three directives that may be of particular relevance to neighbourhood plans:

- Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive). This seeks to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing plans and programmes.
- Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively). These aim to protect and improve Europe's most important habitats and species.

### Strategic Environmental Assessment

5.2 A Strategic Environmental Assessment Screening Statement for the Hallow Neighbourhood Plan Review has been used to determine whether or not the contents of the Hallow Neighbourhood Plan require a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plan and Programmes Regulations 2004. Neighbourhood Plans only require a SEA where they are likely to lead to significant effects. The Screening Statement provides a screening opinion as to whether the Hallow Neighbourhood Plan Review is likely to lead to significant environmental effects. This statement includes a commentary on whether these effects are likely to be significant.

5.3 The outcome of this assessment concludes that it is unlikely there will be any significant environmental effects arising from the Hallow Neighbourhood Plan Review. As such the Hallow Neighbourhood Plan with its current proposals does not require a full Strategic Environmental Assessment (SEA) to be undertaken.

5.4 The environmental assessment consultation bodies (Environment Agency, Natural England and Historic England) have been consulted on this Screening Statement and support its conclusion.

### Habitats Regulations Assessment Screening Statement

5.5 The Habitats Regulation Assessment (HRA) Screening was undertaken on the Hallow Parish Neighbourhood Plan by Malvern Hills District Council which concluded that the statutory

environmental bodies unanimously agree that a HRA Appropriate Assessment is not required.

- 5.6 Other European directives, such as the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) or the Water Framework Directive (2000/60/EC) do not apply to the Hallow Neighbourhood Plan.

## 6. Other basic conditions

- 6.1 Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) prescribe 2 basic conditions in addition to those set out in the primary legislation. These are:
- the making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017, which set out the habitat regulation assessment process for land use plans, including consideration of the effect on habitats sites;
  - having regard to all material considerations, it is appropriate that the Neighbourhood Development Order is made (see Schedule 3 to the Neighbourhood Planning (General) Regulations 2012 (as amended), where the development described in an order proposal is Environmental Impact Assessment development.
- 6.2 As set out in above, it is considered that the Hallow Neighbourhood Plan will not affect any Natura 2000 sites.

## 7. Equality Impact Assessment

- 7.1 The Equality Act 2010 (the Act) places a duty on all public authorities in the exercise of their functions to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons who have a "protected characteristic" and those who do not.
- 7.2 Under the Act a document like a Neighbourhood Plan must be assessed through an Equalities Impact Assessment before it can be adopted or implemented. The Equalities Impact Assessment of the Hallow Neighbourhood Plan (Appendix 1) has found no negative impacts on any protected characteristic by reference to data or evidence. As a result, no recommendations are made and the assessment finds the Neighbourhood Development Plan to be appropriate and that the duty prescribed by the Equalities Act 2010 is met.

## 8. Conclusions

- 8.1 The Basic Conditions as set out in Schedule 4B of the Town and Country Planning Act 1990 and Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended) are met by the Hallow Neighbourhood Plan and all the policies therein. It is therefore respectfully suggested to the Examiner that the Hallow Neighbourhood Plan complies with paragraph 8(1)(a) of Schedule 4B of the Act.

# Appendix 1: Hallow Neighbourhood Plan – Equalities Impact Assessment

## Introduction

The Equality Act 2010 (the Act) places a duty of care on public bodies to eliminate unlawful discrimination and to promote equality of opportunity for specified equality groups. Under the Act a document like a Neighbourhood Plan must be assessed through an Equalities Impact Assessment before it can be adopted or implemented. The Assessment must address the 'protected characteristics' identified within the Act:

- age;
- disability;
- gender reassignment;
- marriage and civil partnership;
- pregnancy and maternity;
- race;
- religion or belief;
- sex; and
- sexual orientation.

The purpose of an Equality Impact Assessment is to help understand and ultimately protect the groups identified above from any adverse impact. This Assessment considers the needs of these particular groups and how they might be affected by the Hallow Neighbourhood Plan.

## Methodology

The assessment considers whether the Plan has a positive, negative or neutral impact on each of the protected characteristics (in so far as data is available) by reference to the Key Issues and Policies of the Plan. Where an adverse impact is identified the Assessment considers whether that impact is high, medium or low.

**High impact:** a significant potential impact, risk of exposure, history of complaints, no mitigating measures in place etc.

**Medium impact:** some potential impact exists, some mitigating measures are in place, poor evidence.

**Low impact:** almost no relevancy to the process, e.g. an area that is very much legislation-led.

## Baseline Data

This Assessment has relied on Census data for 2021 published by the Office for National Statistics. Data is available for Hallow for age, disability, race, religious belief and sex. There is no known data for gender reassignment, pregnancy and maternity or sexual orientation.

In 2021 there were 1,400 people living in Hallow Parish (closest geographic dataset to Neighbourhood Area), 47.5% were Male and 52.5% were Female. By Comparison, the figures for the United Kingdom were 49% (Male) and 51% (Female).

14.6% of the population was 0-15 years old and 26.2% were 65 or over. The UK proportion of over 65's was 18.4% and 17.3% for 0-15's.

3.1% of the population was from a black or minority ethnic (BME) background. The proportion of the UK population classed as 'non-white' was 14.3%.

56.9% of the population was Christian and 1.7% other religions including Buddhist, Muslim, Sikh or other. By comparison 46.3% of the UK population consider themselves to be Christian whilst 8.6% considered themselves to be Buddhist, Muslim, Sikh or other.

48.4% of residents considered themselves to be in very good health, 35.9% in good health and 10.8% in fair health. The comparable proportions for the UK were 48.5% (very good health), 33.7% (good health) and 12.7% (fair health).

54% of people who were 16 or over were married or in a registered civil partnership compared to 48.7% of people in the UK.

Gender reassignment and sexual orientation are generally invisible characteristics for which little reliable data exists at local level. There was also no data available for pregnancy or maternity.

### Summary

Generally, the proportion of Male/Females is comparable to the national picture.

The proportion of older people is noticeably higher than the national picture, and the proportion of 0-15 year olds is lower.

The proportion of BMEs is noticeably lower than the national picture, common with rural areas.

The proportion of Christians is higher to the national average, whilst the proportion of other religions is markedly lower.

### Objectives of the Hallow Parish Neighbourhood Plan

The Neighbourhood Plan identifies the following key objectives for Hallow that the Neighbourhood Plan needs to address;

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.

These objectives are reflected in the Vision for the Hallow Parish Neighbourhood Plan;

## 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.

The Neighbourhood Plan contains a suite of 17 policies to deliver against that vision and respond to the objectives.

### Impact of Policies on Groups with Protected Characteristics

#### Age

Policy HAL4 requires new developments of 5 dwellings or more to deliver a mix of housing types that reflects housing needs. The mix of housing should meet the most up to date housing needs assessment. Affordable housing provision to reflect local need with priority given to those with a local connection to Hallow Parish.

Policy HAL5 requires development to have a positive impact on the health and well being of the local community, with specific reference made to buildings that are accessible to older people, children and those with children.

Policy HA8 designates a number of Local Green Spaces and seeks their protection. Policy HAL13 supports the development of recreational facilities, a children's playground and allotments. A number of other play facilities identified in the Neighbourhood Plan are protected. This is likely to benefit both the older and younger population and is considered to have a potential positive impact. It is however acknowledged that other groups of the community would benefit from the protection of this community facility.

Policy HAL12 makes provision for the protection and retention of a number of community services and facilities. This is seen as important for the long-term sustainability of Hallow. In addition, with an increasing proportion of older people in the population, access to locally based services will become increasingly important, reflecting lower mobility levels. Some of the parish services include a church, a parish hall, public house, sports and social club and local shops. Their retention is considered to have a strong benefit for young and old alike and is considered to have a positive impact.

## Disability

In requiring new developments to provide for a mix of homes to reflect evidence of need (Policy HAL4) there is a possibility that homes could be sought to the benefit of people with disabilities. A particular need is identified for bungalows. However, the lack of evidence to include a specific requirement by reference to type of disability prevents a recommendation by this assessment for modification to the policy and leads to a conclusion that Policy HAL4 perhaps has only the potential for a neutral impact. There is no evidence, however, that would suggest a negative impact.

Policy HAL5 requires individual housing developments to be accessible to the needs of people with disabilities and consequently there is potential for a positive impact on this characteristic.

## Gender reassignment

The potential to secure high quality design under Policy HAL5, that creates places that work well for both occupants and users, may benefit the public realm and the opportunity for all the community to enjoy their built environment. Any improvement in sense of place and civic pride is generally believed to lead to positive places where people are better able to express themselves without fear of recrimination or hate crime. As a result, there is potential for a positive impact on this protected characteristic. However, due to the limited data related to this characteristic and the potential for tangible impacts being unknown this assessment concludes the impact to be neutral.

## Marriage and civil partnership

This assessment found no impacts on this protected characteristic.

## Pregnancy and maternity

There are potential benefits for this protected characteristic from the retention of key services and potential for their replacement by equivalent or better provision, such as the parish hall (Policy HAL12). These impacts might be positive but the lack of data for this characteristic and any tangible evidence suggests that the impact should be considered neutral.

## Race

This assessment found no impacts on this protected characteristic.

## Religion or belief

There is a potential benefit for this protected characteristic from the protection of key services and facilities and their potential for their replacement by equivalent or better provision (Policy HAL12), including the parish hall with potential for multi-use facilities and places of worship. However, the uncertain prospects for demand and delivery draw the same conclusion that there is only a neutral impact although the potential for positive impacts should again be noted.

## Sex

This assessment found no impacts on this protected characteristic.

## Sexual orientation

The potential to secure high quality design under Policy HAL5, that creates places that work well for both occupants and users, may benefit the public realm and the opportunity for all the community to enjoy their built environment. Any improvement in sense of place and civic pride is generally believed to lead to positive places where people are better able to express themselves without fear of re-primation or hate crime. As a result, there is potential for a positive impact on this protected characteristic. However, due to the limited data related to this characteristic and the potential for tangible impacts being unknown this assessment concludes the impact to be neutral.

## Conclusion

The Hallow Neighbourhood Plan provides a suite of policies to respond to the vision for the benefit of the local community including protected characteristics but perhaps most particularly older people, young people, mothers to be and those with young children, disabled people and those with limited mobility.

The Neighbourhood Plan does not explicitly address the needs of religious groups, or transgender, gay or lesbian groups, or inequalities of sex. However, the Neighbourhood Plan seeks a range of housing types, and seeks retention of and improvements in facilities and services which will benefit these groups equally. There is also the potential to provide a higher quality public realm where people with protected characteristics will be less liable to be subject to hate crime.

In conclusion, this assessment has found no negative impacts on any protected characteristic by reference to data or evidence. As a result, no recommendations are made, and the assessment finds the Hallow Neighbourhood Plan to be appropriate and that the duty of care prescribed by the Equalities Act 2010 is met.