

## Regulation 16 Consultation on the Submitted Hallow Neighbourhood Plan RESPONSE FORM

Under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, Hallow Parish Council has submitted the draft Hallow Neighbourhood Plan to Malvern Hills District Council. In accordance with Regulation 16, Malvern Hills District Council would like to invite comments from organisations and individuals on the Neighbourhood Plan.

This consultation runs for six weeks from Friday 15<sup>th</sup> January to 5:00pm on Friday 26<sup>th</sup> February 2021.

If you wish to comment on the draft Hallow Neighbourhood Plan **please complete and return this form no later than 5:00 pm on Friday, 26<sup>th</sup> February 2021 to:**

**Email:** [policy.plans@malvern hills.gov.uk](mailto:policy.plans@malvern hills.gov.uk) , or by

**Post:** Planning Policy, Malvern Hills District Council, Planning Services, The Council House, Avenue Road, Malvern, Worcestershire, WR14 3AF.

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Please fill in your details in the boxes below:

Full Name: Mr Nevin Holden

Organisation (if applicable): Mactaggart & Mickel

Address (including postcode): c/o Claremont Planning Consultancy – Kathy Else  
2 Snow Hill, Snowhill Queensway, Birmingham, B4 6GA

Telephone number: [REDACTED]

Email address: [REDACTED]

Please state which part of the draft Neighbourhood Plan (i.e. which section, objective or policy) your representation refers to (please use a separate form for each representation):

Objective 1

Please use the space below to make comments on this part of the Neighbourhood Plan.

Claremont Planning provides representations to the Hallow Neighbourhood Plan Submission Version on behalf of Mactaggart and Mickel Ltd who control land within Hallow Parish that is being allocated for housing through the Neighbourhood Plan. These representations are submitted with respect to this context and the future delivery of the proposed allocation site's development through the resulting Neighbourhood Plan Allocation.

Support is provided to Objective 1 with respect to its intention to meet the housing needs of Hallow through housing allocations that will deliver a mix of housing and provide the opportunity to meet local housing needs. The objective is recognised as providing a longer term approach to development delivery at Hallow that is in accordance with the National Planning Policy Framework, whilst accepting the localised housing requirements that exist.

Support is specifically provided to the recognition that further market homes are required at Hallow, and that local needs are specific to affordable housing or a specific type of accommodation. The delivery of extensions to the village through appropriately mixed development will fulfil the requirements of this objective.

Claremont Planning maintain that to deliver the vision the strategy of proposing housing allocations with a minimum housing capacity for each site is the correct one, to ensure that the required level of homes are provided through the Neighbourhood Plan. A conflict with is proposed vision would be to restrict the capacity of housing allocations, which is opposed by Claremont Planning and considered contrary to the overall theme of National Guidance through the National Planning Policy Framework that seek to boost the delivery of housing.

Please use a separate form for each representation.

### Future Notification

Please state whether you would like to be notified of the decision on the Neighbourhood Plan proposal:

Yes  No

Signature ...  ..... Date ..... 11/02/21 .....

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Telephone number: [REDACTED]

Email address: [REDACTED]

Please state which part of the draft Neighbourhood Plan (i.e. which section, objective or policy) your representation refers to (please use a separate form for each representation):

Policy HAL1- Development of Land at Greenhill Lane

Please use the space below to make comments on this part of the Neighbourhood Plan.

Claremont Planning provides representations to the Hallow Neighbourhood Plan Submission Version on behalf of Mactaggart and Mickel Ltd who control land within Hallow Parish that is being allocated for housing through the Neighbourhood Plan. These representations are submitted with respect to this context and the future delivery of the proposed allocation site's development through the resulting Neighbourhood Plan Allocation.

Related to the support of Objective 1 is confirmation of the appropriateness of the housing allocation HAL1/1 – Land at Green Hill Lane, which is proposed through Policy HAL1 to meet the housing requirements up to 2041. The proposed allocation site is currently laid to arable farming land and is characterised by a gentle, flat topography that is bounded by Greenhill Lane to the north and by a bridleway track to the east, whilst separated by hedgerows from recent development to the south. Mactaggart and Mickel Ltd control the land proposed to be allocated as HAL1/1 and have promoted it for consideration to the Hallow Neighbourhood Plan and SWDP .

The proposed allocation policy is therefore supported, with the prescribed capacity of 'a minimum of 40 dwellings' deliverable within the site. The exact number of homes to be provided, in excess of 40 dwellings, will be reliant upon the housing mix that is required at the time of application as well as the landscaping to be delivered. The allocation should not apply an upper restriction on the number of dwellings to be accommodated at the site, which would frustrate the delivery of smaller units and maximising the delivery of housing on an appropriate site. Instead, the site's capacity should be determined through the development control application procedure where high quality design can deliver an appropriate layout and density, whilst also taking into account the local housing needs.

The location of HAL1/1 rightly follows the previous directions of housing growth that have been allocated and identified at Hallow through the SWDP, recognising the relatively unconstrained nature of the eastern areas of the village. The new allocation will consolidate this growth area up to an identifiable boundary that is demarked by Green Hill Lane and related bridleway track.

Claremont Planning can confirm on behalf of Mactaggart and Mickel Ltd that highway access has been secured through the adjacent SWDP59zzi allocation and that the proposed allocation site can be developed effectively whilst respecting the necessary easement to the gas main that is located to the south of the site. The masterplanning of the site as replicated in Map 8, has identified that it will be possible to provide a route through from adjacent lands to the east to connect to the Broadheath Hallow Cycle Loop.

As such, it can be confirmed that the requirements set out by Policy HAL1 are deliverable.

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Yes

No

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Please state which part of the draft Neighbourhood Plan (i.e. which section, objective or policy) your representation refers to (please use a separate form for each representation):

Paragraphs 6.6 – 6.7

Please use the space below to make comments on this part of the Neighbourhood Plan.

Claremont Planning provides representations to the Hallow Neighbourhood Plan Submission Version on behalf of Mactaggart and Mickel Ltd who control land within Hallow Parish that is being allocated for housing through the Neighbourhood Plan. These representations are submitted with respect to this context and the future delivery of the proposed allocation site's development through the resulting Neighbourhood Plan Allocation.

As set out, support is advanced to the housing allocation HAL1/1 – Land at Green Hill Lane, which is proposed through Policy HAL1 to meet the housing requirements up to 2041. Paragraph 6.6 of the plan rightly identifies how the HAL1 allocation was identified through public consultation and a through site assessment exercise. Through this exercise it was identified that the evidence base that had informed the SWDP Preferred Option review had inappropriately discounted the Greenhill Lane site due to its apparent proximity to a gas main. This assessment had not taken into account the residential development that had recently been approved in the vicinity of the gas main, as well as the ability to provide the necessary off-set within a site through the location of open space.

The information provided at 6.6 is therefore confirmed to be a correct representation of the site's consideration for allocation. Mactaggart and Mickel can also confirm that the site is programmed for delivery ahead of 2041.

Paragraph 6.7 provides a context for the allocation of HAL1/1 with respect to its central location and accessibility to facilities. This conclusion is supported and demonstrates that sustainability has been at the basis of the neighbourhood plan's allocation in accordance with the National Planning Policy Framework.

**Future Notification**

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Yes

No

**Signature** ...  ..... **Date** .....11/02/21.....

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Telephone number: [REDACTED]

Email address: [REDACTED]

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Paragraph 6.14

Please use the space below to make comments on this part of the Neighbourhood Plan.

Claremont Planning can confirm on behalf of Mactaggart and Mickel Ltd that the information presented in paragraph 6.24 is correct. Through the co-operation between the South Worcestershire Councils and the Parish Council, the suitability of the land at Green Hill Land has been established; which has formed the basis for the site allocation HAL1/1. These discussions have involved confirmation that the gas main beyond the site to the south is not a constraint that restricts development, rather that open space can be located to provide the necessary off-set from the gas main; whilst also providing a large open space that distinguishes development on the housing allocation to the delivered housing development to the south.

Claremont Planning agree with the assertions made in the bullet points of Paragraph 6.14 that continued growth along the eastern area of the village is the most appropriate direction of growth. Such expansion of the village will place new homes within the most sustainable area with close proximity to existing facilities. The proposed level of growth through the HAL1/1 allocation is considered to be appropriate with respect to Hallow's future housing requirements, but that the policy of the Neighbourhood Plan should not seek to overly restrict the capacity of housing allocations.

Mactaggart and Mickel can confirm that they have rights of access secured through the frontage housing development and therefore access from Main Road is assured. In addition, rights of access over adjacent land to the south has also been safeguarded to ensure the pedestrian and cycle connections can be delivered. The direction of development also avoids any harm to more sensitive landscape settings around the village, notably to the west and south.

The Masterplan referenced in Para 6.14 (page 42) is supported as representing indicative parameters by which the proposed allocation can be delivered. This masterplan at Map 8 identifies the necessary separation to the gas main and maintenance of the related easement through the location of public open space. It also directs vehicular access through from the adjacent residential development that has been permitted, whilst linking to delivered housing development to the south. The Masterplan demonstrates how the proposed allocation HAL1/1 will deliver a third phase of eastern expansion to the village which represents a comprehensive approach to village expansion.

The Masterplan provided by Mactaggart and Mickel demonstrates their agreement to the principles to be set out through Allocation HAL1/1 and the deliverability of the site for at least 40 dwellings that will address the identified housing requirements whilst also ensuring that there is future supply. The allocation will provide for affordable homes within the village and a mix of dwelling sizes that address local need, whilst assisting to satisfy local housing demand and going some way to moderating the future housing pressures within the area.

Please use a separate form for each representation.

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Yes

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**Signature** ...  ..... **Date** .....11/02/21.....

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Paragraphs 6.16 to 6.19

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Support is advanced to the housing allocation HAL1/1 – Land at Green Hill Lane, which is proposed through Policy HAL1 to meet the housing requirements up to 2041 and deliver a minimum of 40 dwellings. In relation to this, support is also given to Policy HAL2 Housing Need, as it rightly identifies that Hallow requires housing delivery to fulfil local housing needs, separate to previous or possible future strategic allocations through the South Worcestershire Development Plan. The documented local housing needs provide a sound evidence base to identify new housing allocations at the village and identifies that further market housing is required over the plan period to 2041. Policy HAL2 will also be effective in ensuring that all housing delivered at the village through Neighbourhood Plan allocations and those proposed through the SWDP, will seek to address local housing needs, particularly in relation to localised affordable housing requirements.

Neighbourhood Plan Paragraphs 6.16 – 6.19 refer to the housing need surveys and evidence base that has informed the Neighbourhood Plan and led to the Policy HAL2 and housing allocations. Although the current demand for downsizing is documented the future housing needs of the parish over the whole plan period must also be considered to provide a sustainable housing supply that addresses the needs of new families, particularly with regard to the requirement to maintain pupilage at the village primary school.

The expectations arising from lock-down living as a result of COVID 19 and increased ability to work from home must also be taken into account; particularly with respect to not overly constraining the size of houses. Claremont Planning would recommend improving the advice provided with reference to changing housing demands and market conditions borne out of the COVID19 lock down and changing working practices. The ability for rural locations such as Hallow to provide family homes with flexible working facilities should be encouraged by the Neighbourhood Plan and as such related policies should not look to overly constrain the size of homes coming forward on allocated sites. Such flexibility would also have the scope to provide accommodation for older members of the community and allow for the ability to accommodate the requirements of an older generation.

Similarly, the flexibility of the housing allocation to accommodate a scale of development respective of the site character, local needs and national incentive to boost housing delivery are sufficient informants for a detailed scheme. Claremont Planning maintained that the Neighbourhood Plan Policy should not apply a restriction to the capacity of housing allocations.

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Yes  No

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Hallow Design Guide

Please use the space below to make comments on this part of the Neighbourhood Plan.

Claremont Planning provides representations to the Hallow Neighbourhood Plan Submission Version on behalf of Mactaggart and Mickel Ltd who control land within Hallow Parish that is being allocated for housing through the Neighbourhood Plan. These representations are submitted with respect to this context and the future delivery of the proposed allocation site's development through the resulting Neighbourhood Plan Allocation. Support is advanced to the housing allocation HAL1/1 – Land at Green Hill Lane, as a sustainable, deliverable site.

Throughout the Neighbourhood Plan, there are references to the Hallow Design Guide as produced by Aecom. This Design Guide has been produced to inform new development proposed in the area and presents a summary of the key characteristics of Hallow alongside design objectives as part of the emerging Neighbourhood Plan policy. It presents a summary of the key characteristics of Hallow and is identified as being part of the plan's evidence base. The assessment process that this guide has been through is not clear however and therefore its content should be examined alongside the Neighbourhood Plan.

The guide identifies landscape and heritage designations such as the Conservation Area, as well as identifying strategic influences such as provision of green open space. The area of Hallow is split up into character areas through the design guide and their prospects for accommodating further development examined. The Green Hill Lane allocation is examined through the LCA05 Hallow Farmlands character area, with the scattered farmsteads noted and character of Greenhill Lane noted by reference to bungalows. Claremont Planning would however advise that this assessment of the character of Greenhill Lane should not be relied upon for the consideration of development applications on the HAL1/1 allocation, given that the assessment only relates to a short section of the Lane where 3 small bungalows are located, whilst the rest of the lane is characterised by 2 storey dwellings. As such the existence of 3 single storey bungalow buildings should not be identified as the key characterisation of Greenhill Lane and should not be used to solely influence development in the area.

Equally the reference to the LACO5 Hallow Farmlands settlement pattern should be corrected in terms of its accuracy where it refers to Greenhill Lane as 'consists of bungalows with a few two storey dwellings'. This is factorially incorrect as the Lane contains only 3 single storey bungalow buildings, whilst there are 9 other residential dwellings positioned along the Lane that are two storey. Therefore the where development exists along the Lane at present it is dominated by two store development.

The design guide is considered to be primarily an evidence base document that has contributed toward the assessment of development locations and site potential, rather than a development control guidance document that informs the consideration of planning applications. As a form of supplementary guidance the document is deficient and is not considered to appropriately address the allocations robustly.

Claremont Planning identifies that in section 4 of the guide 'Design Guidelines' are advanced. The requirement to harmonise with the existing character and architecture is a consistent thread, whilst making appropriate provision for services, refuse and linkages. The guidance's approach to requiring the examination of specific design questions is supported, rather than dictating a specific approach to every development.

Claremont Planning also recognises that no limitation on the capacity of housing allocations are specifically advanced by the Design Guide, which is supported. Furthermore, the approach taken by the guide to the scale and nature of development being informed by other considerations such as housing need primarily, overall dictate the form and intensity of schemes.

**Future Notification**

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Yes

No

**Signature** ...  ..... **Date** .....24/02/21.....

Thank you for completing this form.