

# Hallow Neighbourhood Plan

Site Options and Assessment

Hallow Parish Council

August 2019

## Quality information

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This document is intended to aid the preparation of the Neighbourhood Development Plan (NDP) and can be used to guide decision making and as evidence to support NDP policies, if the Qualifying Body (QB) so chooses. It is not a neighbourhood plan policy document. It is a 'snapshot' in time and may become superseded by more recent information. The QB is not bound to accept its conclusions. If landowners or any other party can demonstrate that any of the evidence presented herein is inaccurate or out of date, such evidence can be presented to the QB at the consultation stage. Where evidence from elsewhere conflicts with this report, the QB should decide what policy position to take in the NDP and that judgement should be documented so that it can be defended at the Examination stage.

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### Abbreviations used in the report

#### Abbreviation

BMV	Best and Most Versatile
CFS	Call for Sites
DPD	Development Plan Document
Dph	Dwellings per hectare
Ha	Hectare
HPC	Hallow Parish Council
LP	Local Plan
MHDC	Malvern Hills District Council
MHCLG	Ministry of Housing, Communities and Local Government
NP	Neighbourhood plan
NPPF	National Planning Policy Framework
PDL	Previously Developed Land
PPG	Planning Practice Guidance
SHELAA	Strategic Housing and Economic Land Availability Assessment
SWC	South Worcestershire Councils
SWDP	South Worcestershire Development Plan
SWDPR	South Worcestershire Development Plan Review
TPO	Tree Preservation Order
WC	Worcestershire Council
WWA	Wider Worcester Area

## Executive Summary

The purpose of this site assessment is to consider a number of identified sites in Hallow Parish to determine whether they would be potentially appropriate to allocate for housing in the Neighbourhood Plan in terms of general conformity with national and local planning policy. The intention is that the report will help to guide decision making in terms of providing information which will help the parish council to select the site or sites that best meet the area's housing requirement and Neighbourhood Plan objectives.

A total of 16 sites were assessed to consider whether they would be suitable for allocation in the Neighbourhood Plan. The sites identified for assessment include sites that were submitted through the South Worcestershire Councils' 'Call for Sites' for the emerging South Worcestershire Development Plan Review and through Hallow Parish Council's own 'Call for Sites'.

The site assessment has found that of the 16 sites assessed, one is immediately suitable and available for housing. This is Site 3, which is already allocated for development of around 30 dwellings in the existing South Worcestershire Development Plan and is subject to a live planning application for 33 dwellings (reference 19/00561/FUL). If the application were to be approved for 33 dwellings then this would contribute 3 additional dwellings to the emerging indicative housing requirement figure of 21 dwellings for the Hallow Neighbourhood Plan.

Seven of the sites assessed are potentially suitable and available (i.e. have not been ruled out entirely) but have constraints that will need to be addressed. If these constraints could not be resolved or mitigated, these sites would not be appropriate for allocation. The potentially suitable sites are listed below alongside their indicative capacity figures as assessed through this report and/or suggested by the landowner:

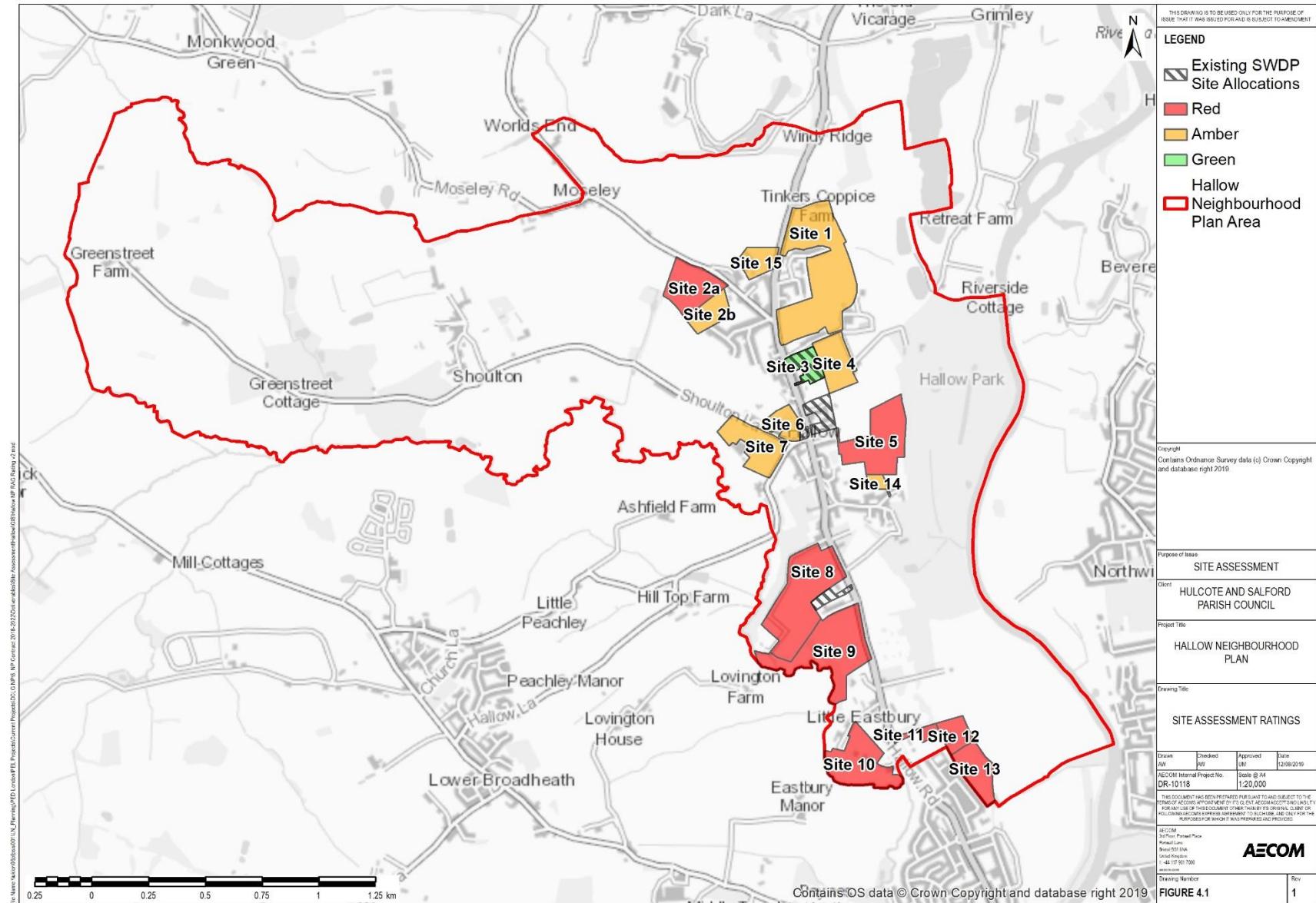
- Site 1 – Land lying to south of Tinkers Coppice Farm, Main Road, Hallow, Worcester, WR2 6LW ('northern parcel') – 51-154 dwellings
- Site 2b – The Orchard, Moseley Road, Hallow – 37-38 dwellings.
- Site 4 – Land at Greenhill Lane, Hallow (Extended site – Myrtle Cottages) – 58 dwellings.
- Site 6 – Land at Shoulton Lane (north) – 10 dwellings
- Site 7 – Land south of Shoulton Lane, Hallow – 70 dwellings
- Site 14 – Land adjacent to Park Acre, Church Lane, Hallow WR2 6PF – 4 dwellings
- Site 15 – Land at Heath Farm – 33 dwellings

The remaining eight sites are not suitable for residential development and therefore not appropriate for allocation in the plan. These are:

- Site 2a – Land opposite the Orchard, Moseley Road, Hallow
- Site 5 – Land off Church Lane, Hallow
- Site 8 – Land lying to north and west of 3 & 4 Pound Piece Cottages, Main Road, Hallow, Worcester, WR2 6PW ('southern parcel')
- Site 9 – Land including Lovington Farm / Little Eastbury (north)
- Site 10 – Land including Lovington Farm / Little Eastbury (south)
- Site 11 – Land between Worcester Gate South Lodge, Hallow Road, Worcester, WR2 6PH (south of Parkfield)
- Site 12 – West of Worcester Gate (south east of Parkfield)
- Site 13 – Land at Beaconhill Drive, Off Hallow Road, WR2 6DL

A copy of **Figure 4.1** is provided overleaf, showing the conclusions of the site assessment. The traffic light rating indicates '**green**' for sites that show no constraints and are appropriate as site allocations, '**amber**' for sites which are potentially suitable if issues can be resolved and '**red**' for sites which are not currently suitable.

The next steps will be for the Parish Council to select a site or sites for allocation in the Neighbourhood Plan, based on the findings of this report and/or on other relevant information available to the group; an assessment of viability; the Neighbourhood Plan vision and objectives; community consultation and discussion with Malvern Hills District Council (MHDC).



# 1. Introduction

## 1.1 Background

This report is an independent site assessment for the Hallow Neighbourhood Plan on behalf of Hallow Parish Council (HPC). The work undertaken in April-July 2019 was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government (MHCLG) as part of the national Neighbourhood Planning Technical Support Programme led by Locality.

Site selection and allocation is one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, developers and businesses. It is important that any selection process carried out is transparent, fair, robust and defensible and that the same criteria and thorough process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties, so the approach is transparent and defensible.

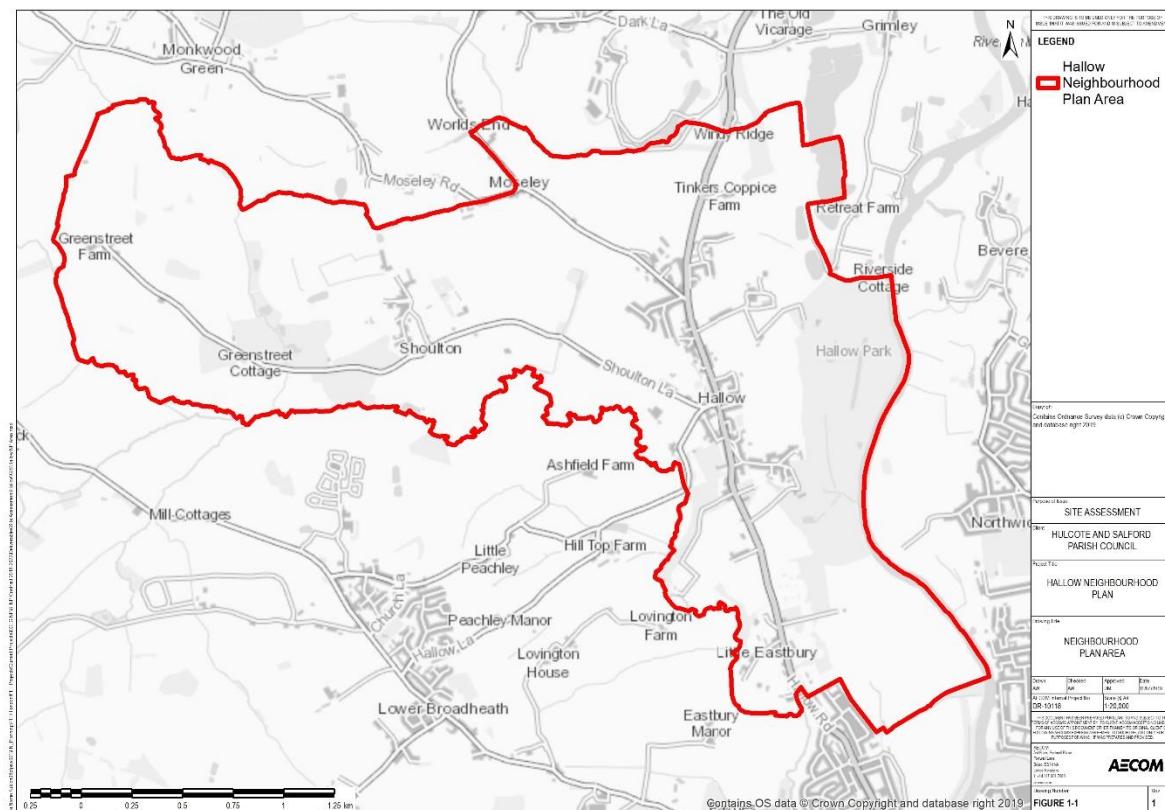
The Neighbourhood Plan is being prepared in the context of the emerging South Worcestershire Development Plan Review and the existing adopted development plan, which comprises the South Worcestershire Development Plan (adopted 2016) (SWDP), Worcestershire Waste Core Strategy Development Plan Document (adopted 2012) and Saved Policies from the Hereford and Worcester Minerals Local Plan (adopted 1997). Neighbourhood plans are required to be in general conformity with the strategic policies in the adopted development plan, but it is also pragmatic for the plan to be aligned with the emerging South Worcestershire Development Plan Review, which is currently at Issues and Options stage, in order to prevent Neighbourhood Plan policies quickly becoming out of date or superseded after they are 'made' part of the development plan.

Neighbourhood Plans can add value to the development plan by developing policies and proposals to address local place-based issues. The intention, therefore, is for the Local Plan to provide a clear overall strategic direction for development in Hallow, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

The Neighbourhood Plan area is coterminous with the Hallow Parish boundary and contains the settlements of Hallow and Shoulton. **Figure 1.1** overleaf provides a map of the designated Hallow Neighbourhood Plan Area.

Hallow is designated as a Tier 1 Village in the adopted SWDP and emerging SWDP Review whilst the smaller settlement of Shoulton is designated as 'open countryside'. The adopted SWDP does not require Tier 1 Villages or villages in open countryside to allocate houses for development through Neighbourhood Plans. However, the emerging plan will likely set a housing requirement figure for Hallow to meet through site allocations. MHDC has provided HPC with an indicative housing requirement figure to meet prior to the figure being confirmed in the SWDP Review.

The purpose of this site assessment is therefore to consider a number of identified potential sites in Hallow Parish to determine whether they would be appropriate to allocate for housing in the Neighbourhood Plan, to help guide the Parish Council decision making by providing information which will help the Parish Council to select the site or sites that best meet the housing requirement and Neighbourhood Plan objectives.



**Figure 1.1: Designated Hallow Neighbourhood Plan Area**

## 1.2 Planning Policy

The Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the development plan. The adopted development plan for Malvern Hills District comprises:

- the South Worcestershire Development Plan (adopted 2016),
- the Worcestershire Waste Core Strategy Development Plan Document (adopted 2012); and
- Saved Policies from the Hereford and Worcester Minerals Local Plan (adopted 1997)

Work started in December 2017 to prepare a review of the South Worcestershire Development Plan (SWDPR) which will replace the existing SWDP to cover an extended plan period to 2041. The SWDPR is at an early stage, having undertaken a Regulation 18 ‘Issues and Options’ consultation in November/December 2018. According to the Local Development Scheme<sup>1</sup>, the next stages are to undertake a Preferred Options (Regulation 18) consultation in November 2019, followed by Publication consultation (Regulation 19) consultation in November 2020 and submission to the Secretary of State for Examination in Public in February 2021. SWDPR adoption is anticipated in November 2021.

Work is also underway by Worcestershire County Council on a draft Minerals Local Plan. Worcestershire County Council’s Cabinet<sup>2</sup> agreed on 6<sup>th</sup> June 2019 to publish a Regulation 19 for consultation in August to September 2019.

### 1.2.1 South Worcestershire Development Plan (adopted 2016)

The South Worcestershire Development Plan, adopted in February 2016<sup>3</sup>, sets out the overall plan requirement and approach to development across the Malvern Hills District Council, Worcester City Council and Wychavon District Council. Collectively the three councils are known as “the South Worcestershire Councils” (SWC). The SWDP plans to deliver 28,400 homes in the area over the period 2006 to 2030.

**Policy SWDP2: Development Strategy and Settlement Hierarchy** identifies Hallow as being a “Tier 1 Village”. Tier 1 Villages are at the fourth tier of the settlement hierarchy, beneath the City of Worcester (Tier 1); the “Main Towns” of Droitwich Spa, Evesham and Malvern (Tier 2); the “Other Towns” of Pershore, Tenbury Wells and Upton-upon-Severn (Tier 3).

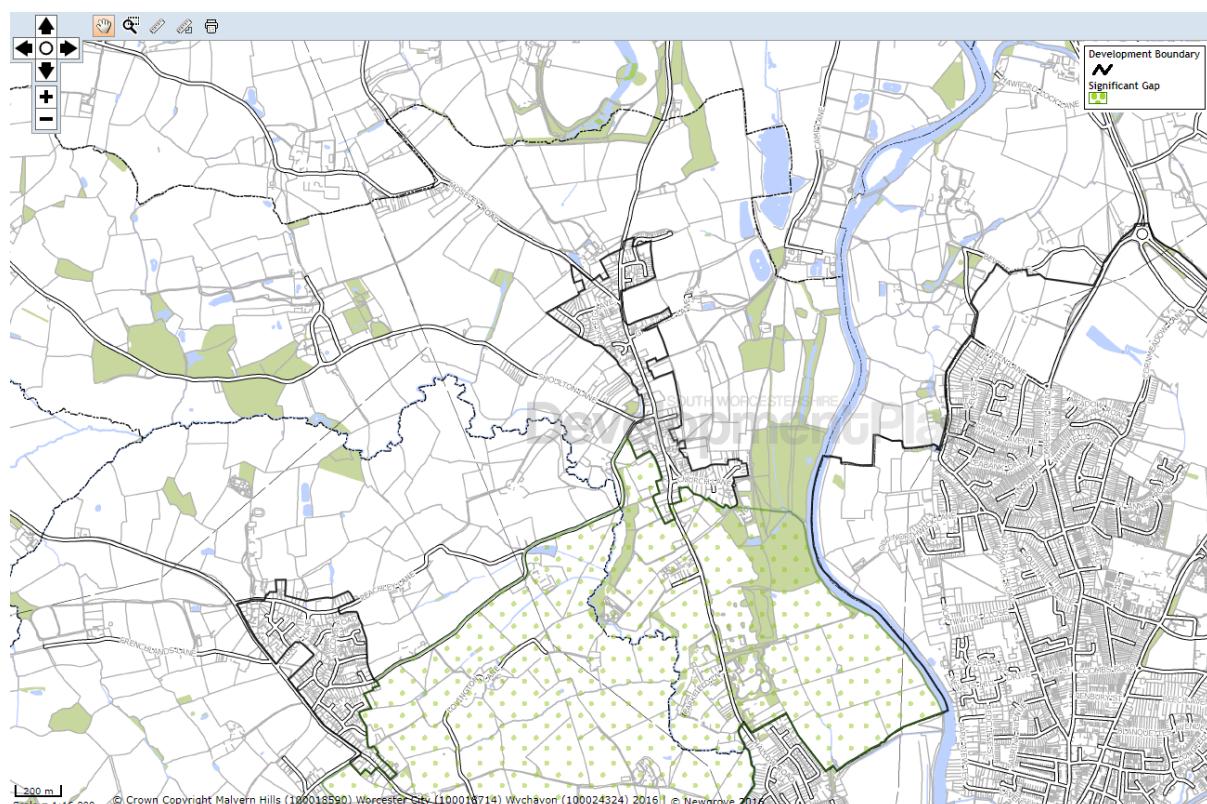
Housing and economic development is focussed at the higher tier settlements. The role of Tier 1 villages “*is predominately aimed at meeting locally identified housing and employment needs. They are, therefore, suited to accommodate market and affordable housing needs alongside limited employment for local needs*”. “Infill” development within the defined development boundaries is acceptable in principle in Tier 1 Villages.

The settlement of Shoulton within the Neighbourhood Plan Area is classified by SWDP2 as “open countryside” beyond the development boundary where “*development will be strictly controlled and will be limited to dwellings for rural workers (SWDP19), employment development in rural areas (SWDP12), rural exception sites (SWDP16), buildings for agriculture and forestry, replacement dwellings (SWDP18), house extensions, replacement buildings and renewable energy projects (SWDP27) and development specifically permitted by other SWDP policies*

.

Part H states that the SWDP is supportive of development proposals promoted through neighbourhood plans “*where these proposals do not compromise the delivery of the plans strategic policies and proposals*”. Part F requires development proposals to “*be of an appropriate scale and type with regard to the size of the settlement, local landscape character, location and the availability of infrastructure*”.

Policy SWDP2 part D states that “*Development proposals should ensure the retention of the open character of the Significant Gaps*”. **Figure 1.2** below shows the settlement boundary for Hallow and the area identified as a Significant Gap south of the village towards Worcester.



**Figure 1.2: Development Boundary and Significant Gap boundaries in the Hallow area.**  
**Source: SWDP Interactive Policies Map**

**Policy SWDP3: Employment, Housing and Retail Provision Requirement and Delivery** divides the plan area up into three policy areas: the Wider Worcester Area (WWA – where development is concentrated); and the areas of Wychavon and Malvern Hills Districts outside of the WWA. The WWA stretches beyond the City Council boundary into Wychavon and Malvern Hills Districts. About 6,800 homes are planned within the Worcester City Council boundary during the plan period, with further urban extensions totalling about 5,400 dwellings within the WWA but within Wychavon and Malvern Hills District.

Hallow Parish falls outside of the WWA. The requirement for the area of Malvern Hills and Wychavon outside of the WWA is 5,650 and 10,600 dwellings respectively. Malvern Hills District has made residential site allocations to deliver 346 dwellings at the Tier 1, 2 and 3 Villages. There is no explicit housing or economic development requirement set in the SWDP for the Hallow Neighbourhood Plan to meet through allocations, although the SWDP supports neighbourhood plans to allocate sites in principle.

**Policy SWDP59 New Housing for Villages** makes four allocations at Hallow for an indicative 93 dwellings, as shown below in **Table 1.1**. With the exception of site allocation SWDP 59zzi, which is yet to be granted planning permission, all of the allocations are either completed or under construction. No allocations are made at Shoulton.

**Table 1.1: SWDP Category 1 Village Allocations**

Policy Reference	Category 1 Village	Location	Indicative Number of Dwellings	Site Area (ha)
SWDP59/5	Hallow	Land north of Orchard Close	46	1.55
SWDP59d	Hallow	Land at Braithwaite's Yard, Main Road	9	0.67
SWDP59zk	Hallow	Former Royal Oak Public House, Main Road	8	0.18
SWDP59zzi	Hallow	Land south of Greenhill Lane	30	1.67

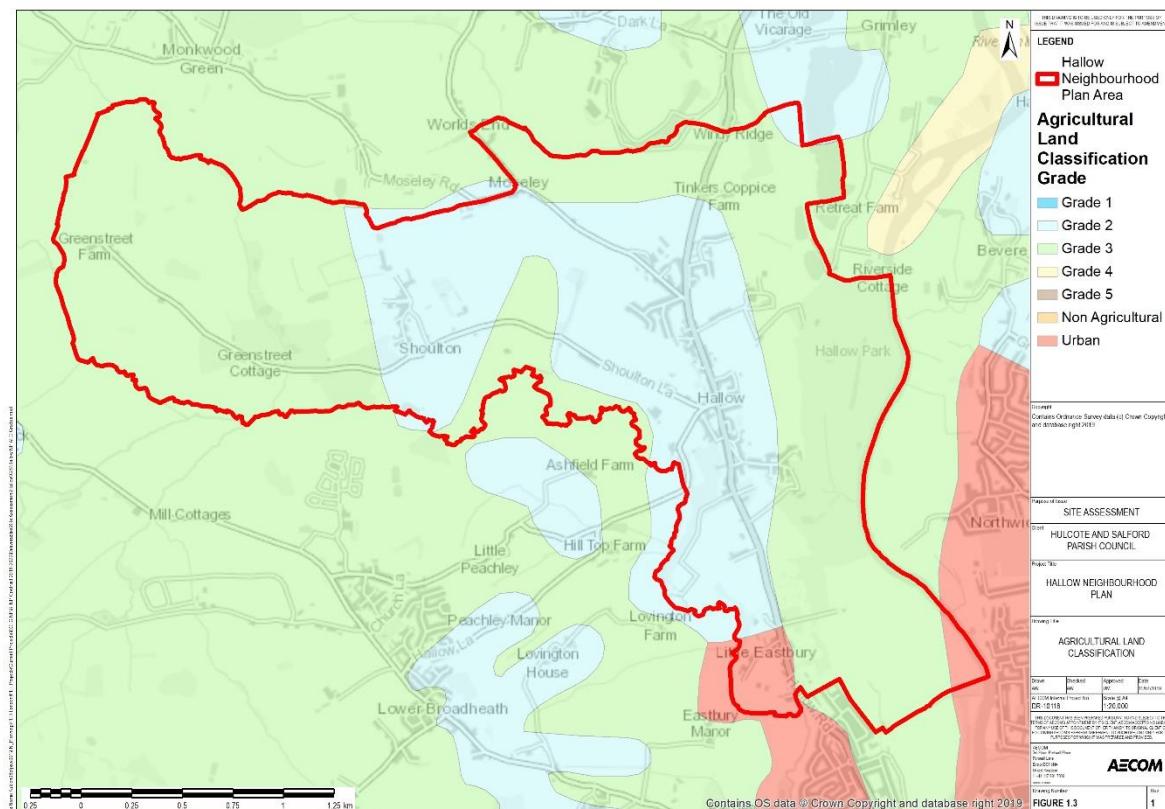
Source: SWDP (2016) Policy 59

**Policy SWDP13: Effective Use of Land** Part B (Housing Density) sets out “broad indications of appropriate net densities” for site allocations across the different tiers of the settlement hierarchy. For the villages this figure is identified as an average net density of 30 dwellings per hectare; however Part B v) states that where development “abuts open land or sensitive locations such as Conservation Areas, Listed Buildings, areas of archaeological interest or ecological / biodiversity value, their design should reflect the sensitivity of those areas. Development densities immediately adjacent to such areas should be adjusted downwards as appropriate to ensure that the impact on them is minimised, whilst maintaining the overall average density of the site”.

Additionally, Policy SWDP 13 Part H states that Best and Most Versatile (BMV) agricultural land, defined as Grades 1, 2 and 3a of the Agricultural Land Classification, is a strategic asset and that where development would result in the loss of more than two hectares of BMV land, it must be demonstrated that the development cannot be sited on non-BMV land. The policy explicitly relates to “windfall development<sup>4</sup> proposals which would result in the loss of more than two hectares of BMV agricultural land”. The Neighbourhood Plan will be making allocations for development, so arguably the windfall threshold of 2ha need not apply; but the principle of using non-BMV approach first should apply to the Neighbourhood Plan as it is in accordance with National Planning Policy Framework (NPPF) paragraph 170.

<sup>4</sup> Windfall development is defined in the NPPF as “Sites not specifically identified in the development plan”.

Agricultural Land Classification data for Hallow is shown below in **Figure 1.3**. This shows that the land immediately surrounding Hallow village is predominantly Grade 2 agricultural land (BMV), with land slightly further afield falling within Grade 3. It should be noted that this map has been created using the nationally available low resolution version of the dataset<sup>5</sup>, which is the only available data for the Hallow Neighbourhood Plan area. As a result, the data does not subdivide Grade 3 land into Grades 3a (BMV) and 3b (not BMV) land. It is therefore unknown whether or not the Grade 3 land within the Neighbourhood Plan area is in fact BMV land or not. The only way that this can be ascertained is to undertake site surveys and soil testing.



**Figure 1.3: Agricultural Land Classification in the Hallow Neighbourhood Plan Area**

**Policy SWDP5: Green Infrastructure** sets the policy approach for delivering improvements in Green Infrastructure in the SWDP area. Part A requires residential development proposals to contribute towards the provision of green infrastructure (subject to financial viability) as follows:

1. For greenfield sites exceeding 1ha (gross) - 40% Green Infrastructure (GI) (excluding private gardens);
2. For greenfield sites of less than 1ha but more than 0.2ha (gross) – 20% Green Infrastructure (GI) (excluding private gardens);
3. For brownfield sites – no specific Green Infrastructure (GI) figure.

This requirement reduces the net residential capacity of development sites and has been reflected in this site assessment report appropriately.

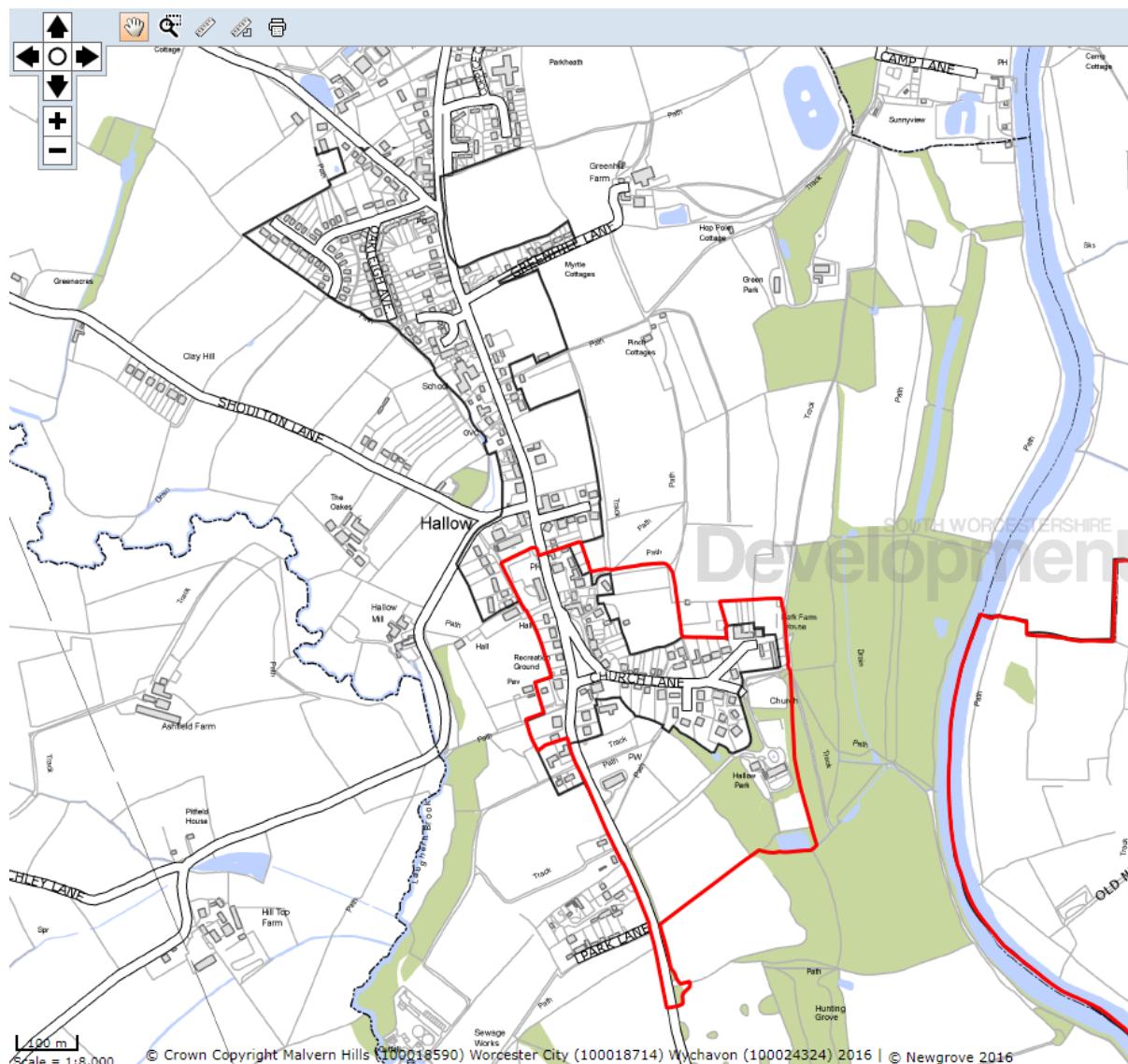
**Policy SWDP6: Historic Environment** states that development proposals should conserve and enhance heritage assets, and that the contribution heritage assets make to the character of the landscape or townscape should be protected in order to sustain the historic quality, sense of place, environmental quality and economic vibrancy of south Worcestershire.

Development proposals will be supported where they conserve and enhance the significance of heritage assets, including their setting. This policy applies to:

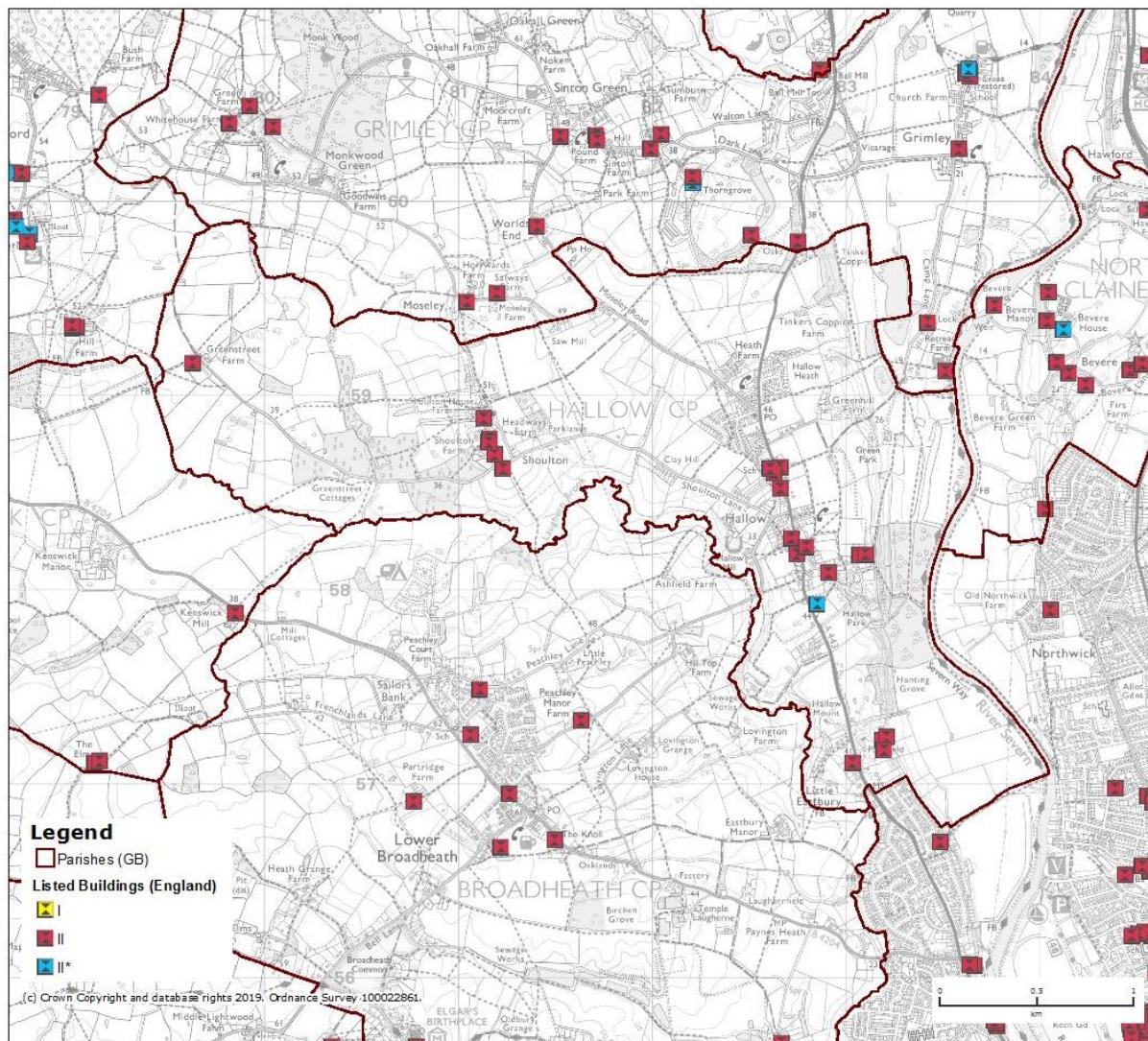
<sup>5</sup> <https://data.gov.uk/dataset/952421ec-da63-4569-817d-4d6399df40a1/provisional-agricultural-land-classification-alc>

1. Designated heritage assets; i.e. listed buildings, conservation areas, scheduled monuments, registered parks and gardens and registered battlefields, as well as undesignated heritage assets (As identified in extant local lists and heritage assets recorded in Historic Environment Records); and
2. The historic landscape, including locally distinctive settlement patterns, field systems, woodlands and commons and historic farmsteads and smallholdings.

The Hallow Conservation Area is shown in red in **Figure 1.4** below and the Listed Buildings in Hallow are shown in **Figure 1.5**. These maps show that designated heritage assets are mainly found around the southern end of the village around Church Lane and the Grade II\* Listed St Philip and St James Church, and a small number of Grade II Listed Buildings in the vicinity of Hallow Primary School. There are four Grade II Listed Buildings in Shoulton.



**Figure 1.4: Hallow Conservation Area (shown in red). Source: SWDP Interactive Policies Map**

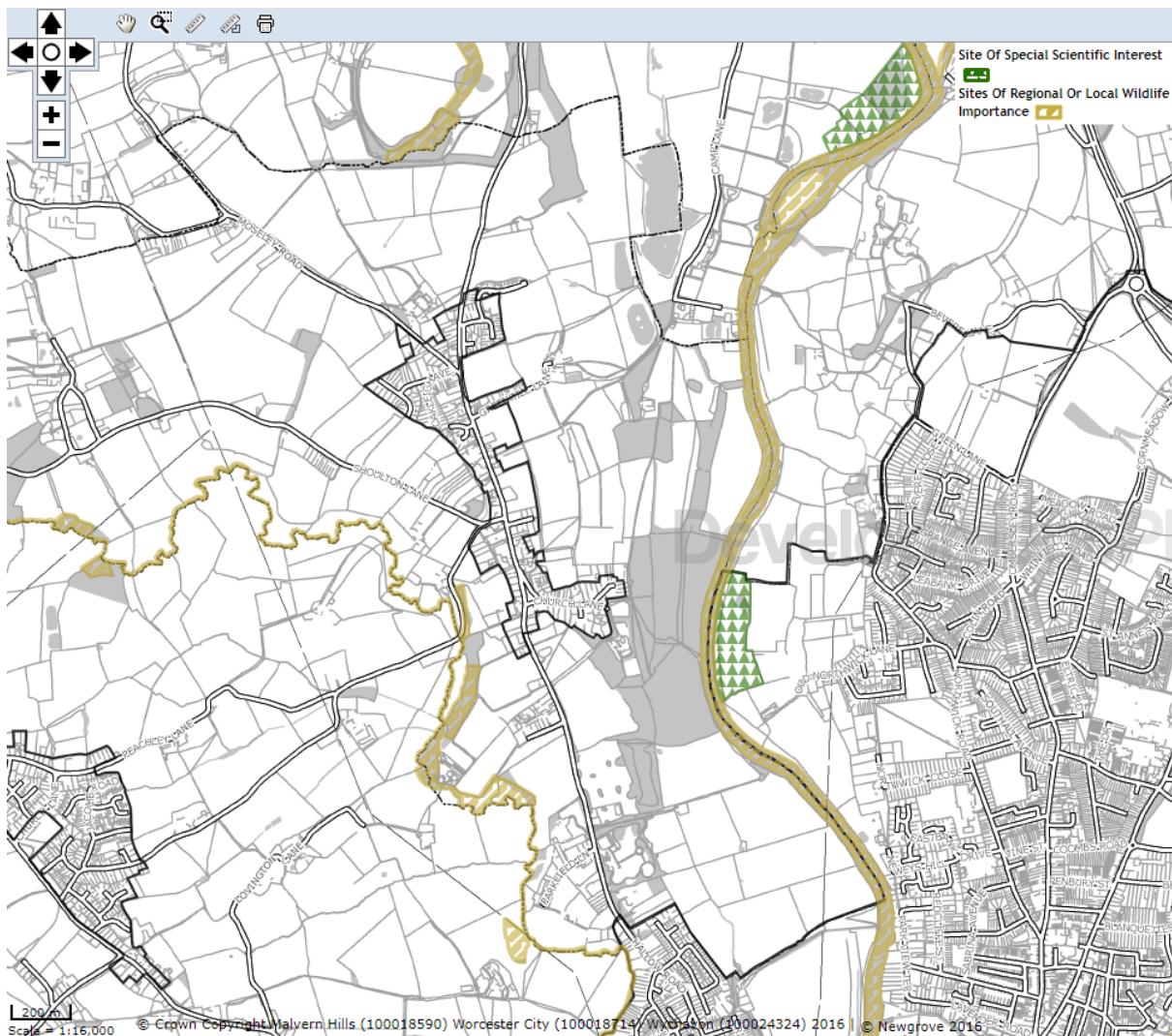


**Figure 1.5: Listed Buildings. Source: MAGIC Maps**

**Policy SWDP21: Design** requires development proposals to complement the character of the area by responding to surrounding buildings and the distinctive features or qualities that contribute to the visual and heritage interest of the townscape, frontages, streets and landscape quality of the local area. Furthermore, the scale, height and massing of development must be appropriate to the setting of the site and the surrounding landscape character and townscape, including existing urban grain and density.

**Policy SDWP22: Biodiversity and Geodiversity** sets out the approach to development affecting designated biodiversity and geodiversity sites. Development that would adversely affect Sites of Special Scientific Interest (SSSI) will not be permitted, except where the benefits of the development at that site clearly outweigh both its likely impact. Furthermore development that affects a Local Wildlife Site (LWS) or an important individual tree or woodland and species or habitats of principal importance recognised in the Biodiversity Action Plan will only be permitted if the need for and the benefits of the proposed development outweigh the loss.

A map showing designated biodiversity sites in the Neighbourhood Plan area is shown in **Figure 1.6**. The two LWS sites are the Loughern Brook on the west and River Severn on the east, and the SSSIs are Northwick Marsh in the east and Grimley Brick Pits in the north east.



**Figure 1.6: Designated biodiversity sites in Hallow Parish. Source: SWDP Interactive map**

**Policy SWDP25: Landscape Character** development proposals and their associated landscaping schemes must demonstrate the following:

1. that they take into account the latest Landscape Character Assessment<sup>6</sup> and its guidelines; and
2. that they are appropriate to, and integrate with, the character of the landscape setting; and
3. that they conserve, and where appropriate, enhance the primary characteristics defined in character assessments and important features of the Land Cover Parcel, and have taken any available opportunity to enhance the landscape.

<sup>6</sup> [http://www.worcestershire.gov.uk/info/20014/planning/1006/landscape\\_character\\_assessment/](http://www.worcestershire.gov.uk/info/20014/planning/1006/landscape_character_assessment/)

The Landscape Character Assessment Interactive Map<sup>7</sup> identifies that the majority of the Parish is in the Principal Timbered Farmlands Landscape Character Area (LCA). The Planning Advice Sheet for this LCA<sup>8</sup> lists the key characteristics of this landscape. These are shown in **Table 1.2**.

**Table 1.2 Principal Timbered Farmlands Key Characteristics**

Primary	Secondary	Tertiary
<ul style="list-style-type: none"> <li>Notable pattern of hedgerow trees, predominantly oak</li> <li>Hedgerow boundaries to fields</li> <li>Ancient wooded character</li> </ul>	<ul style="list-style-type: none"> <li>Organic enclosure pattern</li> <li>Small-scale landscape with hedgerow trees creating filtered views</li> <li>Brick and timber building style of older properties</li> <li>Rolling lowland with occasional steep sided hills and low escarpments</li> </ul>	<ul style="list-style-type: none"> <li>Mixed farming land use</li> <li>Dispersed settlement pattern</li> </ul>

Source: WCC Principle Timbered Farmlands Landscape LCA Supplementary Guidance

A number of “opportunities for landscape gain” are identified in the Planning and Development Landscape Type Advice Sheet including opportunities to:

- create new woodlands in the area;
- plant new hedgerows, restore, strengthen or protect existing hedgerows;
- replace fencing and other uncharacteristic boundary treatments with new hedgerows;
- plant new hedgerow trees and identify trees (particularly oak) for Tree Preservation Orders; and
- reflect the organic field pattern through the shape of newly planted hedgerows and sub-dividing large fields or open parcels of land.

#### **Policy SWDP28: Management of Flood Risk**

All development proposals must clearly demonstrate that the Sequential Test has been applied. The Sequential Test requires new development to take place in Flood Zone 1 (lowest flood risk) and only if no suitable sites are available will development in Flood Zones 2 or 3 be countenanced. Part E to the policy states that *“Planning permission for development will only be granted where:*

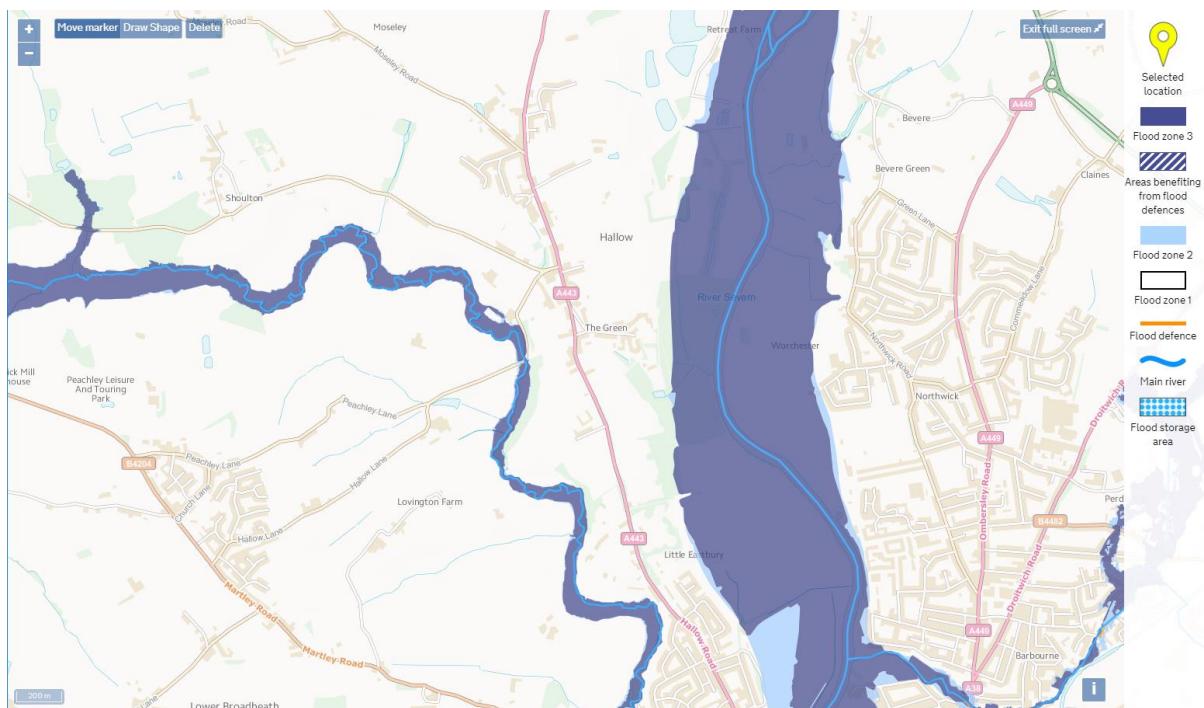
- the natural watercourse profiles are not adversely affected and opportunities explored to enhance river corridors;*
- A minimum 8m access strip is provided adjacent to the top of both banks of any watercourse for maintenance purposes; and*
- It would not result in the loss of open water features through draining, culverting or enclosure by other means and culverts are opened up wherever possible”.*

An extract of the Environment Agency's Flood Map for Planning<sup>9</sup> in the Hallow area is shown in **Figure 1.7**, showing flood risk along the River Severn to the east, and Laughern Brook to the west.

<sup>7</sup> <https://gis.worcestershire.gov.uk/website/LandscapeCharacter/>

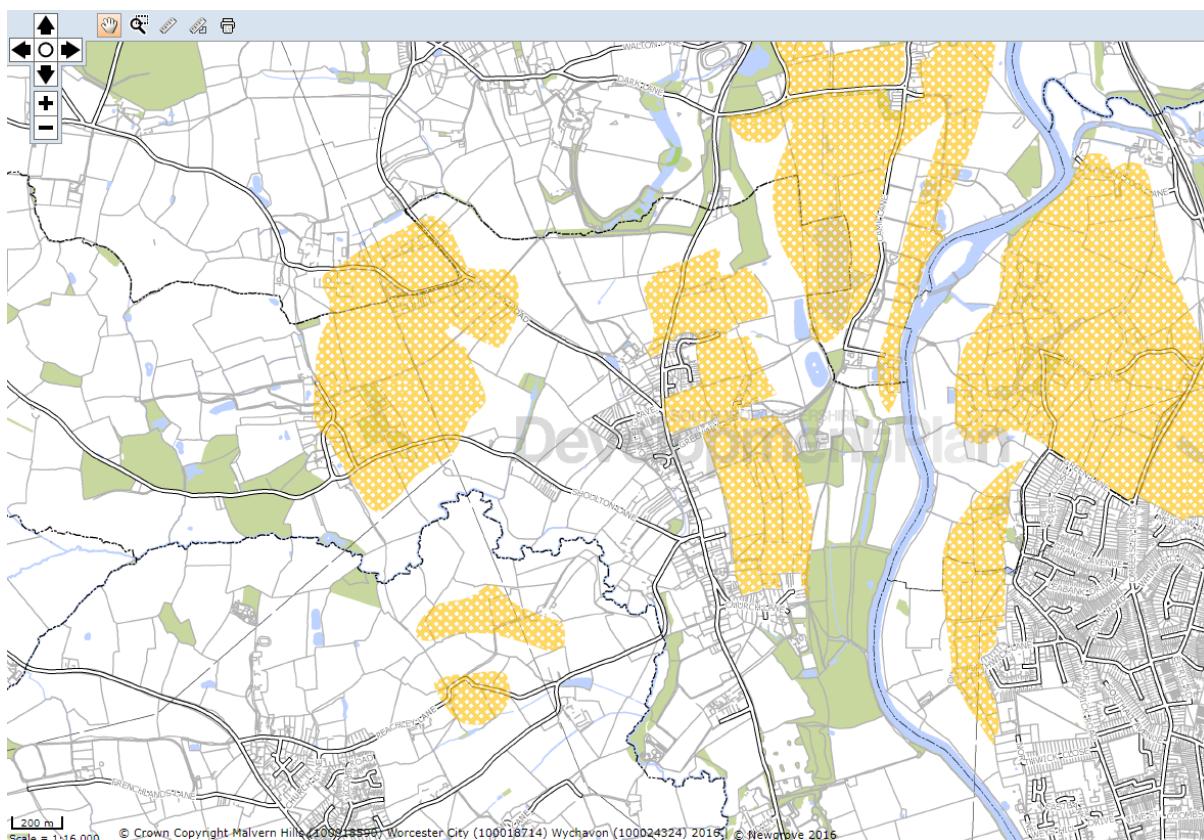
<sup>8</sup> [http://www.worcestershire.gov.uk/downloads/file/4505/planning\\_advice\\_principal\\_timbered\\_farmlands](http://www.worcestershire.gov.uk/downloads/file/4505/planning_advice_principal_timbered_farmlands)

<sup>9</sup> <https://flood-map-for-planning.service.gov.uk/>



**Figure 1.7: Flood Risk in Hallow Parish**

**SWDP32: Minerals** requires development proposals in Minerals Consultation Areas to assess the scope for minerals extraction before development takes place. Planning permission will not be granted for non-mineral development that would lead to the unnecessary sterilization of mineral resources within a Minerals Safeguarding Area (MSA) unless the applicant can meet one of the criteria in the policy. A map showing the Sand and Gravel Minerals Safeguarding Area in the Parish (identified in yellow) is shown below.



**Figure 1.8: Sand and Gravel Minerals Safeguarding Areas. Source: SWDP Interactive Map**

## 1.2.2 Emerging South Worcestershire Development Plan Review

Work is underway on an emerging review of the SWDP<sup>10</sup>. The most recent draft is the version prepared for the Issues and Options consultation held in November 2018. The document asks a series of consultation questions about what the scope of the review should include, with no firm proposals or 'preferred options' at this stage.

Of note is the fact that the SWDPR will need to be aligned with the new 2019 NPPF published since the SWDP was adopted. Of particular significance is the move in the framework towards using the Local Housing Need calculated by the standard methodology as the starting point for plan-making. The Local Housing Need figure in the SWDPR Issues and Options report is calculated as 1,232 dwellings per annum, compared to the SWDP housing requirement for the period 2016-21 which works out as 1,183 dwellings per annum. As this is the starting point for plan-making the housing requirement is therefore likely to go up slightly in the SWDPR.

Another potential change in the SWDPR Issues and Options document may be to the approach to setting "Neighbourhood Area Housing Numbers". The NPPF requires local planning authorities to establish a housing figure for designated Neighbourhood Areas. There is no established methodology for determining the housing numbers for Neighbourhood Plan areas. Instead, local planning authorities should determine the figure based on the evidence base, the settlement hierarchy, the development strategy and access to services and facilities within the plan area.

Since the Issues and Options document was consulted on, a revised NPPF and new PPG<sup>11</sup> have been published regarding the ability for LPAs to provide indicative housing requirement figures for Neighbourhood Plans to meet. HPC have formally requested an indicative housing requirement figure from MHDC, who confirmed on 12 March 2019 a "draft" indicative housing requirement figure for Hallow Parish of 21 dwellings over the period 2021-2030. This "draft" figure is additional to that allocated in the SWDP and may well be changed in the proposed November 2019 Preferred Options consultation. Therefore, Hallow Parish Council are advised to keep in regular contact with MHDC to understand if any changes are proposed.

Furthermore, options 6 and 8 in the consultation document open up the possibility of reviewing the Policy SWDP13 (Using Land Efficiently) approach to density standards and the 2ha threshold to allowing best and most versatile agricultural land to be developed (summarised above).

## 1.2.3 Worcestershire Waste Core Strategy Development Plan Document (adopted 2012)

The Waste Core Strategy Local Plan sets out how WCC will plan for waste management facilities in Worcestershire until 2027. It was adopted by Full Council on 15th November 2012 and is now part of the development plan.

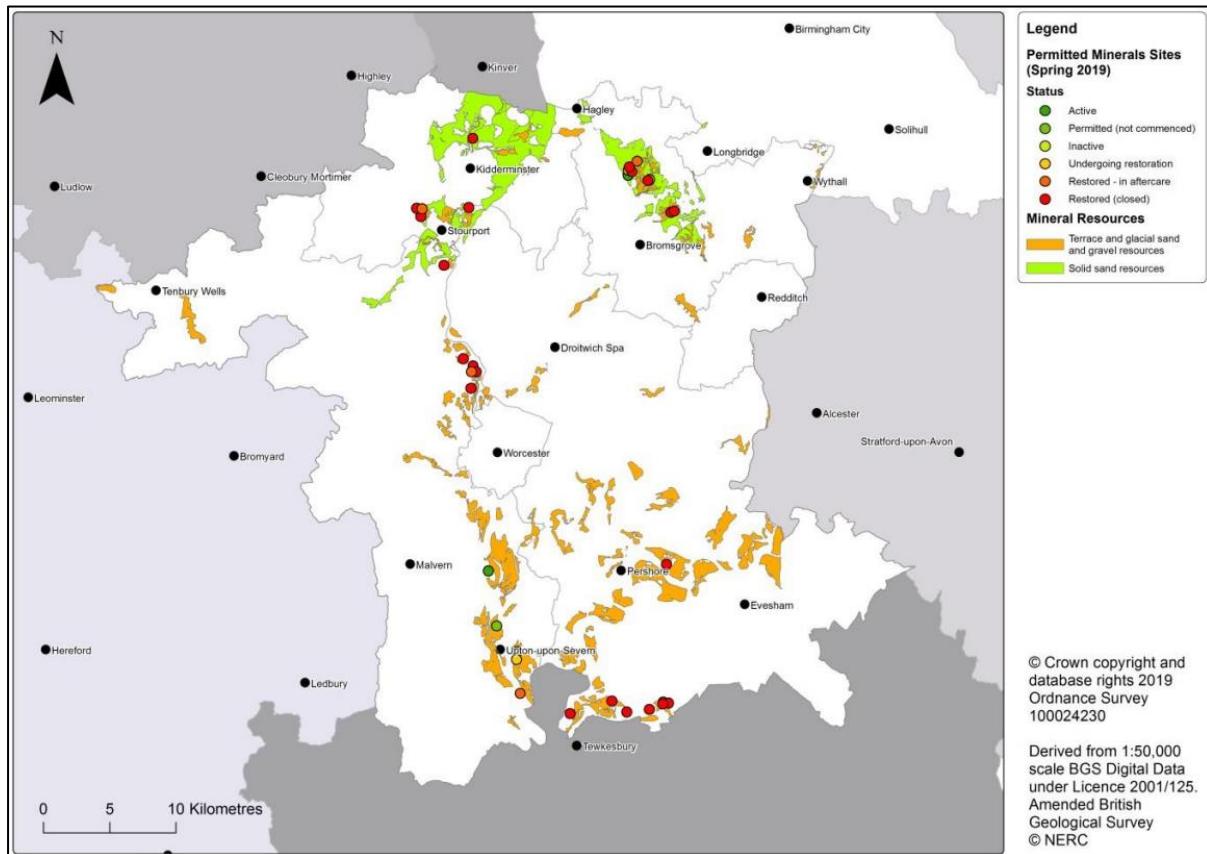
The Waste Core Strategy is used by the County Council to make decisions about planning applications for waste management facilities. City, Borough and District Councils in Worcestershire also use it to make decisions about other types of planning applications that could have waste implications.

## 1.2.4 Saved Policies from the Hereford and Worcester Minerals Local Plan (adopted 1997)

The adopted County of Hereford and Worcester Minerals Local Plan 1997 sets out the Council's planning policies for the extraction and restoration of minerals sites within the County with a focus on the extraction of aggregates.

A new Worcestershire Minerals Local Plan is emerging with a Regulation 19 Publication Version<sup>12</sup> going out for consultation in August 2019. Similar to the SWDP Policy 32 (Minerals) Minerals Local Plan, Minerals Plan **Policy MLP 31: Safeguarding Locally and Nationally Important Mineral Resources** will apply, seeking to prevent the unnecessary sterilisation of minerals resources.

**Figure 1.9** from the Worcestershire Minerals Local Plan Publication Version shows that there are no active or permitted minerals sites in Hallow Parish, with sites in the Grimley area (just north of the Hallow Neighbourhood Plan Area) restored or in the process of being restored. Additionally, the Key Diagram from the document shows no plans for minerals development in the Hallow area, which falls outside of identified Strategic Corridors and Areas of Search (**Figure 1.10**).



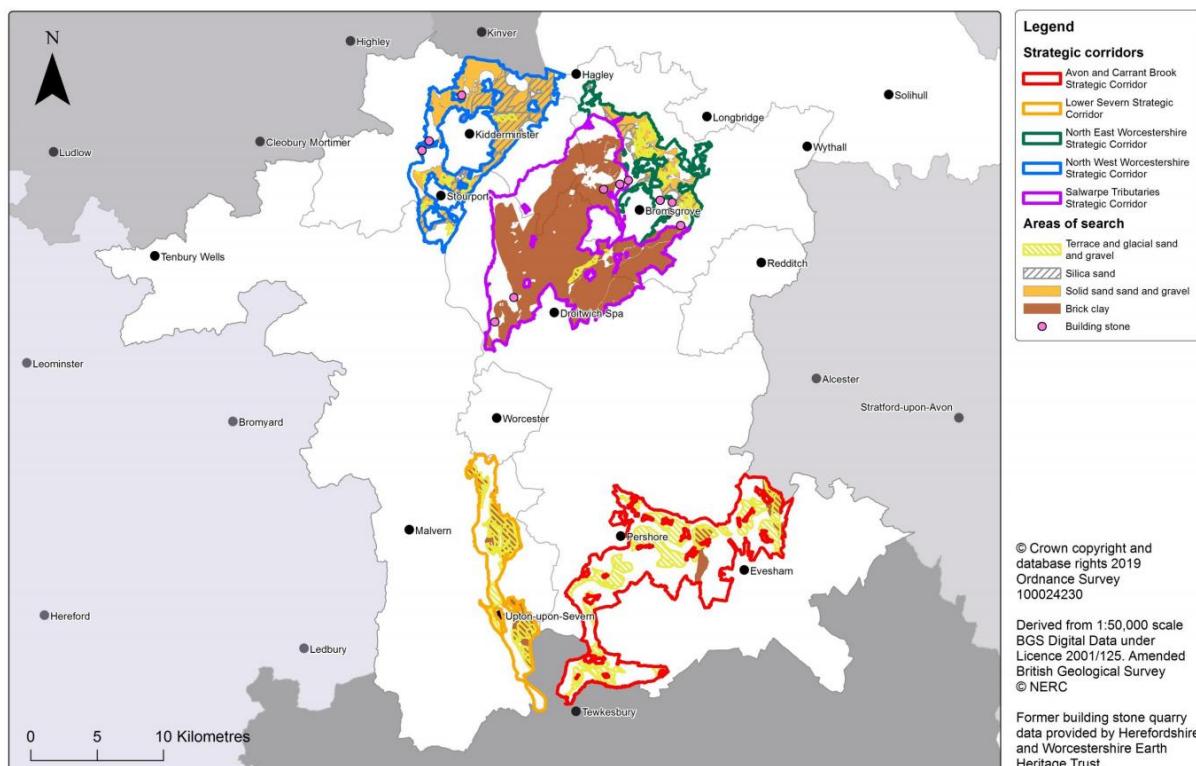
<sup>10</sup> <https://www.swdevelopmentplan.org/wp-content/uploads/2018/11/SWDPR-IO-Nov18-RFS.pdf>

<sup>11</sup> <https://www.gov.uk/guidance/neighbourhood-planning--2#para102>

<sup>12</sup>

<http://worcestershire.moderngov.co.uk/documents/s20530/Cab%202020190606%20MLP%20Background%20Paper%202%20Worcestershire%20Minerals%20Local%20Plan%20UNFORMATTED.pdf>

**Figure 1.9: Worcestershire Permitted Minerals Sites (Spring 2019) and Mineral Resources.**  
**Source: WCC Minerals Local Plan Publication Version (June 2019)**



**Figure 1.10: Worcestershire Minerals Local Plan Key Diagram.** Source: WCC Minerals Local Plan Publication Version (June 2019)

## 1.3 Evidence base

### 1.3.1 South Worcestershire Councils Strategic Housing and Economic Land Availability Assessment (SHELAA) 2019

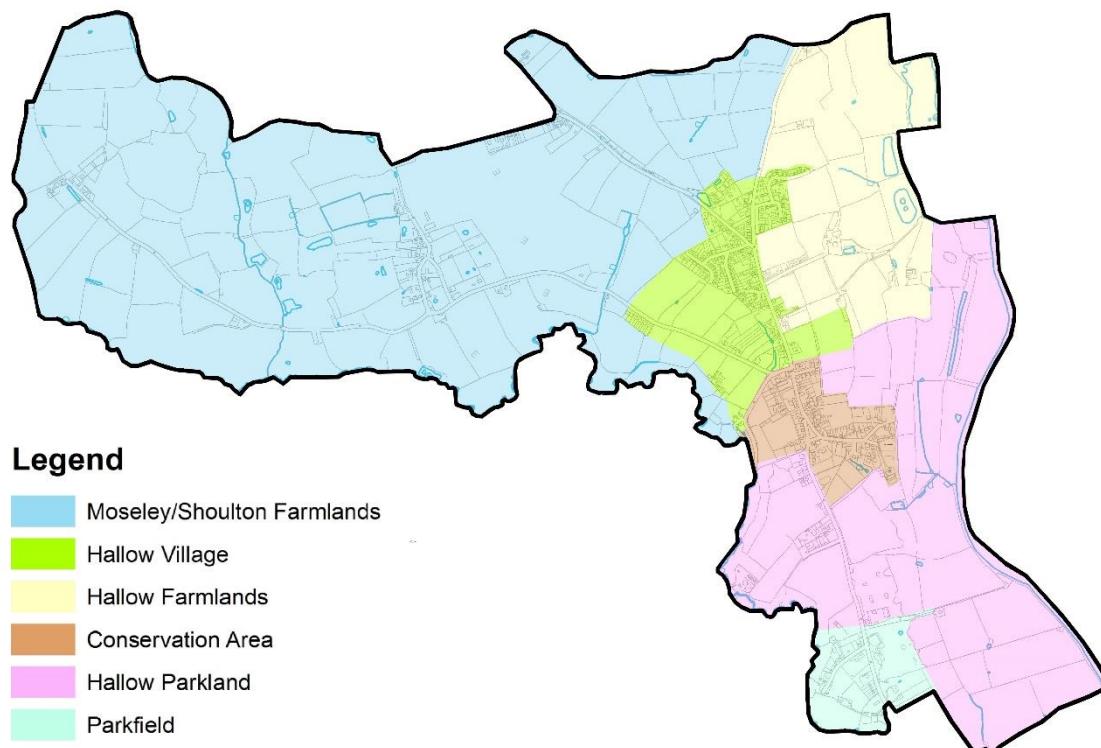
The South Worcestershire Councils undertook a ‘Call for Sites’ between May and July 2018, to ask landowners to put forward land they have that they wish to make available for future development. The SHELAA will be used as evidence to inform the deliverability of potential spatial development options which will be set out in the Preferred Options Local Plan that will be consulted on in November 2019.

The 2019 SHELAA results have not yet been published, but the site boundaries from the Call for Sites have been made available on the SWDP interactive map<sup>13</sup>. Correspondence between AECOM, HPC and MVDC has confirmed that these site boundaries should be used in this Site Options Assessment Report, and that therefore no additional sites from the previous 2015 SHLAA<sup>14</sup> should be included. In the absence of 2019 SHELAA assessment findings, where a 2019 SHELAA site is included in the 2015 SHLAA, the 2015 site assessment findings have been taken into account in this report.

### 1.3.2 Hallow NDP Design Guide (draft)

Alongside this Site Option Assessment HPC have obtained grant funding for technical support to produce a Design Guide for the Neighbourhood Plan. The Design Guide has been produced alongside this Site Options Assessment Report by AECOM consultants, and draft findings have been shared in order to be incorporated in the assessment.

The Design Guide identifies a number of Local Character Areas, as shown in **Figure 1.11**. The relevant characteristics for each character area, including settlement pattern, layout and buildings, views and landmarks, positive aspects of character and issues to be addressed, have all been considered in this site assessment.



**Figure 1.11: Character Area Overview. Source: draft Hallow Design Guide**

<sup>13</sup> <http://swdp.addresscafe.com/app/exploreit/default.aspx>

<sup>14</sup> [https://www.swdevelopmentplan.org/?page\\_id=10530](https://www.swdevelopmentplan.org/?page_id=10530)

## 2. Methodology

The approach undertaken in the site appraisal is based on the Government's National Planning Policy Framework (NPPF) 2019 and associated National Planning Practice Guidance (NPPG) published in 2014 with ongoing updates, which includes guidance on the assessment of land availability and the production of Neighbourhood Plans.

Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. This includes an assessment of whether a site is suitable, available and achievable.

The SWDPR SHELAA 2019 assessment conclusions are not yet available, but the SHELAA methodology has been published<sup>15</sup>. The SWDPR SHELAA methodology is in line with the NPPF and PPG and therefore consistent with the approach that AECOM adopts in undertaking site assessments for Neighbourhood Plans. The methodology for carrying out the site appraisal is presented below.

### 2.1 Task 1: Identify Sites to be included in the Assessment

The first task is to identify which sites should be considered as part of the assessment. This included:

- All SHELAA sites in the Neighbourhood Area that were submitted to the South Worcestershire Councils; and
- Other sites submitted to Hallow Parish Council through its own 'Call for Sites'.

### 2.2 Task 2: Gathering Information for Site Assessments

A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners<sup>16</sup> and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.

The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:

- General information:
  - Site location and use; and
  - Site context and planning history.
- Context:
  - Type of site (for example greenfield, brownfield etc.).
- Suitability:
  - Site characteristics;
  - Environmental considerations;
  - Heritage considerations;
  - Community facilities and services; and
  - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
- Availability

<sup>15</sup> <https://www.swdevelopmentplan.org/wp-content/uploads/2018/11/Consultation-version-of-SHELAA-Methodology-2018vFinal.pdf>

<sup>16</sup> <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

## 2.3 Task 3: Site Assessment

The next task was to complete the site proformas. This was done through a combination of desktop assessment and site visits. The desktop assessment involved a review of the conclusions of the existing evidence and using other sources including Google Maps/Streetview and MAGIC maps in order to judge whether a site is suitable for the use proposed. The site visits allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood area.

## 2.4 Task 4: Consolidation of Results

Following the site visit, the desktop assessment was revisited to finalise the assessment and compare the sites to judge which were the most suitable to meet the housing requirement.

A ‘traffic light’ rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates ‘green’ for sites that show no constraints and are appropriate as site allocations, ‘amber’ for sites which are potentially suitable if issues can be resolved and ‘red’ for sites which are not currently suitable. The judgement on each site is based on the three ‘tests’ of whether a site is appropriate for allocation – i.e. the site is **suitable, available and achievable**.

## 2.5 Task 5: Indicative Housing Capacity

If landowners/developers have put forward a housing figure, this has been used if appropriate. If a site has been granted planning permission but the development has not yet been started or completed, then this capacity figure has been used. For completeness, the landowner estimate is stated alongside any indicative figure provided in this assessment.

This report includes a capacity analysis of each site where no information was provided by the site promoter. The SHELAA Methodology document<sup>17</sup> states that “*Sites must be capable of development with 5 dwellings or more (or 0.16ha or more to equate to up to 30 dwellings per hectare); higher densities may be appropriate in the centre of larger settlements but the 30dph will be used as an initial benchmark for site inclusion*”. This is reflected in SWDP13 (Effective Use of Land) which identifies an indicative net density of 30dph as being appropriate in the villages.

The net density figure of 30 dwellings per hectare has been used in Hallow Parish for the purposes of this assessment. However, an additional gross to net ratio has been applied to allow for Green Infrastructure delivery in accordance with the requirements in Policy SWDP5. The capacity analysis is based on net housing densities and developable site area; the assumptions are detailed in **Table 2.1** below. The indicative housing capacities have been calculated so that the sites can be compared and because it is useful to have an idea of capacity when planning to meet an identified housing requirement.

**Table 2.1: Net and Gross Housing Densities applying Policy SWDP5**

Site Area	Net Housing Density (dph)	Gross to net ratio standards	Gross Housing Density (dph)
0.2ha to 1ha	30	80%	24
1ha and above	30	60%	18

It should be borne in mind that lower densities may be appropriate to apply to the sites in the NDP than suggested in this report due to the rural nature of the settlement and historic and landscape constraints, in accordance with Policy SWDP21 (Design). It is recommended that the number of houses allocated per site is consistent with the existing densities of the village and appropriate for the context and setting, considering the site-specific characteristic and constraints.

<sup>17</sup> <https://www.swdevelopmentplan.org/wp-content/uploads/2018/11/Consultation-version-of-SHELAA-Methodology-2018vFinal.pdf>

## 3. Site assessment

### 3.1 Identified sites

The starting point for any Neighbourhood Plan site assessment is to review the Local Planning Authority's published SHELAA for any previously assessed sites within the Parish, plus any further sites identified by the Parish Council.

### 3.2 South Worcestershire Councils Strategic Housing and Economic Land Availability Assessment 2019

The South Worcestershire Councils undertook a call for sites between May and July 2018, to ask landowners to put forward land they have that they wish to make available for future development. The SHELAA will be used as evidence to inform the deliverability of potential spatial development options which will be set out in the Preferred Options that will be consulted on in November 2019.

The 2019 SHELAA results have not yet been published, but the site boundaries from the Call for Sites have been made available on the SWDP interactive map<sup>18</sup>. Correspondence between AECOM, HPC and MVDC has confirmed that these site boundaries should be used in this Site Options Assessment Report. Therefore, no additional sites from the previous 2015 SHLAA have been included. Where a 2019 SHELAA site is included in the 2015 SHLAA, the 2015 site assessment findings have been taken into account.

Due to the provisions in the General Data Protection Regulations (2018) MHDC was unable to share the original Call for Sites proformas directly with HPC and AECOM. In order to assist HPC with the Neighbourhood Plan, MHDC sent a letter to all site promoters in the Parish requesting that they resubmit their form to HPC to inform the site assessment. The majority of promoters sent their Call for Sites proformas to HPC, which has been helpful in better understanding the landowner's intentions and any ownership or legal issues that may exist.

### 3.3 Hallow Parish Council Call for Sites

Due to the recent 'Call for Sites' undertaken by the South Worcestershire Councils, Hallow Parish Council has not needed to explicitly undertake its own Call for Sites to support the emerging Neighbourhood Plan. Instead HPC has worked with MHDC to obtain landowner information for the sites submitted to the South Worcestershire Councils 'Call for Sites'.

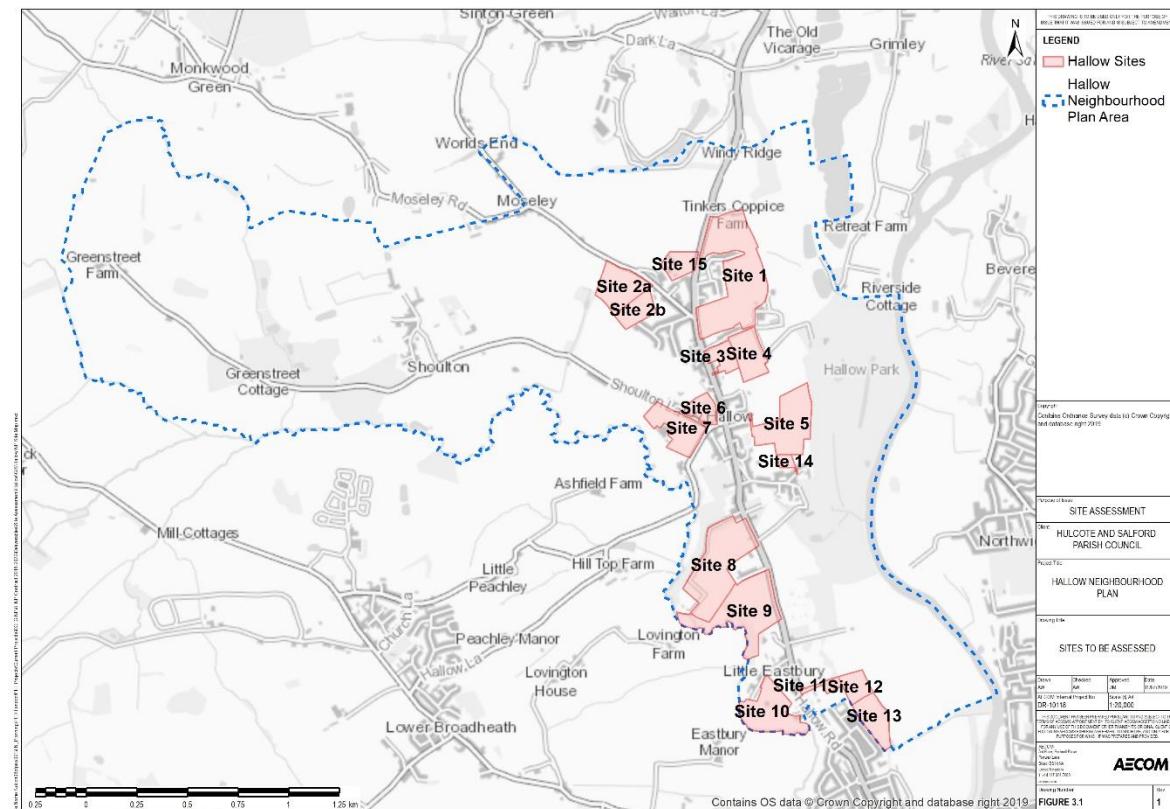
In providing SHELAA Call for Sites information to HPC one site promoter submitted an additional site in their control to HPC, Site 15 (Land at Heath Farm), which is not on the SWDP SHELAA interactive map.

A map of the sites identified and assessed in this report is shown at **Figure 3.1**.

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<sup>18</sup> <http://swdp.addresscafe.com/app/exploreit/default.aspx>

**Table 3.1** lists the submitted SHELAA sites against their Neighbourhood Plan site assessment reference number, and any previous SHLAA 2015 site reference number and conclusions (if applicable).



**Figure 3.1: Map of sites to be assessed**

**Table 3.1 List of sites to be assessed**

HPC Site Ref	Site Name	SHLAA 2019 Ref	SHLAA 2015 Ref	SHLAA 2015 Comments
Site 1	Land lying to south of Tinkers Coppice Farm, Main Road, Hallow, Worcester, WR2 6LW ('northern parcel')	343	MHHA03 (Part)	Suitable, available and achievable. Access to Hallow Rd may need to take account of Moseley Rd junction opposite
Site 2a	Land opposite the Orchard, Moseley Road, Hallow	738	MHHA16	Suitable, available and achievable. Site to be developed in conjunction with adjoining parcel of land
Site 2b	The Orchard, Moseley Road, Hallow	739	MHHA15	Suitable, available and achievable. Site to be developed in conjunction with adjoining parcel of land
Site 3	Land at Greenhill Lane, Hallow (allocation SWDP 59 zzi)	135 /	MHHA02	Part duplicated by MHHA14. Suitable, available and achievable
Site 4	Land at Greenhill Lane, Hallow (Extended site - Myrtle Cottages)	136	MHHA14	Rejected due to scale of development.
Site 5	Land off Church Lane, Hallow	183	N/A	N/A
Site 6	Land at Shoulton Lane (north)	432	MHHA05 (Part)	Rejected due to location beyond settlement boundary.
Site 7	Land south of Shoulton Lane, Hallow	390	N/A	N/A
Site 8	Land lying to north and west of 3 & 4 Pound Piece Cottages, Main Road, Hallow, Worcester, WR2 6PW ('southern parcel')	344	MHHA19 (Part)	Suitable, available and achievable.
Site 9	Land including Lovington Farm / Little Eastbury (north)	235	MHLB25 (part)	Suitable, available and achievable (strategic site)
Site 10	Land including Lovington Farm / Little Eastbury (south)	235	MHLB25 (part)	Suitable, available and achievable (strategic site)
Site 11	Land between Worcester Gate South Lodge, Hallow Road, Worcester, WR2 6PH (south of Parkfield)	688	MHHA13	Rejected due to unsuitable location beyond settlement boundary and poor access
Site 12	West of Worcester Gate (south east of Parkfield)	496	N/A	N/A
Site 13	Land at Beacons Hill Drive, Off Hallow Road, WR2 6DL	189	MHHA11	Rejected due to flood risk
Site 14	Land adjacent to Park Acre, Church Lane, Hallow, Worcester, WR2 6PF	951	N/A	N/A
Site 15	Land at Heath Farm	N/A	MHHA18 (Part)	Suitable, available and achievable

Source: SHELAA 2019, SHLAA 2015, HPC

## 4. Site Assessment Summary

All 16 known sites were assessed by AECOM to consider whether they would be appropriate for allocation in the Hallow Neighbourhood Plan.

**Table 4.1** sets out a summary of the site assessment conclusions, which should be read alongside the full assessments available in the proformas in **Appendix A**.

The final column within the table is a traffic light' rating for each site, indicating whether the site is appropriate for allocation. **Red** indicates the site is not appropriate for allocation through the Neighbourhood Plan and **Green** indicates the site is appropriate for allocation. **Amber** indicates the site is less sustainable or may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated.

A plan showing all of the sites assessed and their traffic light rating is shown in **Figure 4.1**.

**Table 4.1: Site Assessment Summary table**

Site ID	Site name / address	Gross area (ha)	Site source	SHELAA 2019 Reference	SHLAA 2015 Reference and Conclusions	Neighbourhood Plan (AECOM) Site Assessment Conclusions	AECOM Indicative Capacity
Site 1	Land lying to south of Tinkers Coppice Farm, Main Road, Hallow, Worcester, WR2 6LW ('northern parcel')	13.03	SHELAA / NP Call for Sites	343	MHHA03 (Part)	Part of the site is potentially suitable, available and achievable for development. The site is a large greenfield site which if developed in its entirety could change the character of the village. The site is adjacent to the existing built up area. There are open views of the site to the north which would extend the village into open countryside; a more sympathetic option would be to develop a smaller portion to the south 'infilling' or 'rounding off' the settlement south of Heath Close and north of Greenhill Lane. Development of the site would result in the loss of best and most versatile agricultural land. A new vehicular access to the A443, Coppice Close or Greenhill Lane would be required but a footpath (PRoW) currently runs across the site. The site is located within a Sand and Gravel Minerals Consultation Area. The applicant would need to prove that the minerals resource is not economically viable to win before residential development can take place; however it is noted that the Hayfield Meadow development under construction in the village (between Site 4 and 5) is also in a Minerals Consultation Area yet development has been permitted there. Site capacity for the south western field (2.8ha): 51 dwellings. Site capacity for entire site south of Coppice Close (8.58ha, excluding field north of Coppice Close): 154 dwellings. Developing the entire site (capacity 235 dwellings) would be of strategic scale and could harm the character of the village.	51 - 154 dwellings
Site 2a	Land opposite the Orchard, Moseley Road, Hallow	3.98	SHELAA / NP Call for Sites	738	MHHA16	The site is not suitable for development. The greenfield site is located beyond the Hallow settlement boundary and is only served by vehicular access with no footpath access. To adjoin the settlement boundary and be linked via a footpath the site would need to be taken forward alongside Site 2b which would result in a large site coming forward which could change the character of the village. The site is on best and most versatile agricultural land. The site slopes gently away from Hallow providing open views of the site from the north west along Moseley Road.	0 dwellings

Site ID	Site name / address	Gross area (ha)	Site source	SHELAA 2019 Reference	SHLAA 2015 Reference and Conclusions	Neighbourhood Plan (AECOM) Site Assessment Conclusions	AECOM Indicative Capacity
Site 2b	The Orchard, Moseley Road, Hallow	2.04	SHELAA / NP Call for Sites	739	MHHA15	The site is potentially suitable, available and achievable for development. Application (15/01543/OUT) refused for 38 dwellings and dismissed on appeal by the Inspector. Inspector's reasons for refusal were the conflict with the development plan, and significant loss of best and most versatile agricultural land which was not justified through an assessment of alternative sites. The reasons for refusal are capable of being overcome through an allocation in the Neighbourhood Plan and appropriate landscape mitigation, however an assessment of alternative sites would be needed to justify the loss of BMV agricultural land. The site is a greenfield site. Site capacity calculated using AECOM methodology is 37 dwellings and capacity suggested by landowner is 38 dwellings.	37-38 dwellings
Site 3	Land at Greenhill Lane, Hallow (allocation SWDP 59zzi)	1.68	SHELAA / SWDP Allocation / NP Call for Sites	135	MHHA02	The site is suitable, available and achievable for development. Site is allocated in the SWDP but has not come forward to date due to a restrictive covenant, which the landowner has confirmed has now been lifted. Site has a live planning application for 33 dwellings currently pending determination (ref 19/00561/FUL). Site is greenfield and contains best and most versatile agricultural land. Site is potentially within the setting of the Grade II Listed Hallow School, Carey Villa and Windsor Cottage. Open views of the site are available from the adjoining field to the east and residential properties to the north. The site is adjacent to the existing built up area but within the settlement boundary. Site is allocated for around 30 dwellings, the AECOM methodology calculates the capacity as 30 dwellings, but the site has a live planning application pending determination for 33 dwellings.	30-33 dwellings

Site ID	Site name / address	Gross area (ha)	Site source	SHELAA 2019 Reference	SHLAA 2015 Reference and Conclusions	Neighbourhood Plan (AECOM) Site Assessment Conclusions	AECOM Indicative Capacity
Site 4	Land at Greenhill Lane, Hallow (Extended site - Myrtle Cottages)	3.2	SHELAA / NP Call for Sites	136	MHHA14	The site is potentially suitable, available and achievable for development. Site is adjacent to the allocated Site 3 and is within the same ownership and promoted as an extension of the site allocation. Site is greenfield and best and most versatile agricultural land. Open views of the site are available from adjoining fields and residential properties to the north. Site is well screened at the east. If the allocated Site 3 were to be build out then this site would be surrounded by residential development to the north, west and south, and would represent an opportunity to 'round off' the settlement edge. Pedestrian and vehicular access would also be provided through site 3. Site is potentially within the setting of the Grade II Listed Hallow School, Carey Villa and Windsor Cottage. The site is located within a Sand and Gravel Minerals Consultation Area. The applicant would need to prove that the minerals resource is not economically viable to win before residential development can take place; however it is noted that the Hayfield Meadow development under construction in the village (between Site 4 and 5) is also in a Minerals Consultation Area yet development has been permitted there. No site capacity estimate from the landowner.	58 dwellings
Site 5	Land off Church Lane, Hallow	6.19	SHELAA / NP Call for Sites	183	N/A	The site is unsuitable for development for a number of reasons, most notably the inability to access the site. Access not possible via the development under construction to the north, and the access for the adjacent Site 14 is too narrow. The site is a greenfield site adjacent to the existing built up area. The site is of a size which would likely harm the character of Hallow and is within the setting of Hallow Conservation Area which is additionally sensitive. At least half of the site is best and most versatile agricultural land (Grades 2 and 3 - with no data for 3a or 3b). There is a TPO in the centre of the site. A number of PRoWs cross or surround the site. The site is located within a Sand and Gravel Minerals Consultation Area. The applicant would need to prove that the minerals resource is not economically viable to win before residential development can take place; however it is noted that the Hayfield Meadow development under construction in the village (between Site 4 and 5) is also in a Minerals Consultation Area yet development has been permitted there.	0 dwellings

Site ID	Site name / address	Gross area (ha)	Site source	SHELAA 2019 Reference	SHLAA 2015 Reference and Conclusions	Neighbourhood Plan (AECOM) Site Assessment Conclusions	AECOM Indicative Capacity
Site 6	Land at Shoulton Lane (north)	1.6	SHELAA / NP Call for Sites	432	MHHA05 (Part)	The site is potentially suitable, available and achievable for development. An application for 5 dwellings on the south eastern part of the site was previously refused due to its location outside the settlement boundary, impact on the rural character of the area and inadequate access for vehicles and pedestrians. Site 6 as now submitted is a larger site including land to the west that could potentially use an alternative access point further up Shoulton Lane which could have better visibility splays, but the Inspector's concerns around pedestrian access to facilities and services in Hallow would still need to be addressed. It is noted that since the application the former Royal Oak pub has been redeveloped and a pedestrian footpath extends further down Shoulton Lane than previously. The views of the Local Highway Authority should be sought in respect of access for this site. The site is adjacent to a watercourse therefore under Policy SDWP28 an 8m access strip will need to be provided from each bank, reducing the developable area. The site is promoted for 20-25 dwellings but given the Inspector's comments regarding the impact on the rural character of Shoulton Lane a much lower density development with larger plots should be considered. Factoring in other on-site constraints including surface water flood risk, overhead powerlines and underground gas pipeline the net developable area of the site is lower and as such viability may be more challenging given the on-site utilities to be planned around. The landowner is promoting the site for 20-25 dwellings; however the capacity of the site has been estimated at around 10 dwellings taking into account the watercourse and vegetation cover, on-site utilities and the Inspector's comments on rural landscape character in the refused planning application ref 12/00706/OUT.	10 dwellings

Site ID	Site name / address	Gross area (ha)	Site source	SHELAA 2019 Reference	SHLAA 2015 Reference and Conclusions	Neighbourhood Plan (AECOM) Site Assessment Conclusions	AECOM Indicative Capacity
Site 7	Land south of Shoulton Lane, Hallow	3.9	SHELAA / NP Call for Sites	390	N/A	The site is potentially suitable, available and achievable. The site is a greenfield site adjacent to the settlement boundary and contains best and most versatile agricultural land. As with the adjacent Site 6 there are concerns over the ability to secure pedestrian access to the site linking to Hallow village centre, and the views of the Local Highway Authority should be sought on this matter. The site is of medium landscape sensitivity and capacity, with open views over low hedgerows to the south and west as the site gently slopes towards Laughern Brook. It is assumed there is a gas pipeline running under the access from Shoulton Lane. There is a mature oak which could be a candidate TPO in the centre of the south eastern field. Agricultural buildings would be retained which could lead to noise and amenity issues for future residents. No indicative site capacity has been provided by the landowner.	70 dwellings
Site 8	Land lying to north and west of 3 & 4 Pound Piece Cottages, Main Road, Hallow, Worcester, WR2 6PW ('southern parcel')	9.28	SHELAA / NP Call for Sites	344	MHHA19 (Part)	Site is not suitable for development as it is within the 'Significant Gap', the setting of Grade II* Listed St Philip and St James Church and the Hallow Conservation Area. The site has open views of the heritage assets that would not be possible to be mitigated. Furthermore, the site is greenfield on Grade 2 Agricultural Land, contains allotments that would need to be re-provided before development could take place, and is adjacent to the Laughern Brook Site of Regional or Local Wildlife Importance. The site is of such a scale that it would change the character of Hallow. Due to the proximity to the sewage treatment works to the south west there may be underground pipes or easements across the site. The allotments are also a candidate Local Green Space being considered by Hallow Parish Council (LGS10). The site is adjacent to the settlement boundary.	0 dwellings
Site 9	Land including Lovington Farm / Little Eastbury (north)	8.41	SHELAA / NP Call for Sites	235	MHLB25 (part)	The site is part of a wider site beyond the Neighbourhood Area that is being promoted for strategic development through the SDWP Review and is of such a scale that it is unsuitable for allocation in the Neighbourhood Plan. The site contains the Laughern Brook Site of Regional or Local Wildlife Importance and some of the site is within Flood Zones 2 and 3 as a result. The site is greenfield and Grade 2 Agricultural Land. The site is within the Significant Gap, adjacent to Hallow Conservation Area, and in the setting of Grade II* Listed Church of St Philip and St James on the approach to Hallow from the south. The site is outside of and not adjacent to a settlement boundary. The site is also a candidate Local Green Space that Hallow Parish Council is considering (LGS8).	0 dwellings

Site ID	Site name / address	Gross area (ha)	Site source	SHELAA 2019 Reference	SHLAA 2015 Reference and Conclusions	Neighbourhood Plan (AECOM) Site Assessment Conclusions	AECOM Indicative Capacity
Site 10	Land including Lovington Farm / Little Eastbury (south)	5.34	SHELAA / NP Call for Sites	235	MHLB25 (part)	The site is part of a wider site beyond the Neighbourhood Area that is being promoted for strategic development through the SDWP Review and is of such a scale that it is unsuitable for allocation in the Neighbourhood Plan. The site contains the Laughern Brook Site of Regional or Local Wildlife Importance, and as a result some of the site is in Flood Zone 2 and 3. The site likely contains best and most versatile agricultural land, being classified as 'urban' but clearly greenfield between areas of Grade 2 and Grade 3 agricultural land. The single track access with no footpath is inappropriate for a site of this scale, and the site is some way distant to the nearest Primary School. The site is within the Significant Gap and also within the setting of Grade II Listed Parkfield Nursery, adjacent to the site to the north east.	0 dwellings
Site 11	Land between Worcester Gate South Lodge, Hallow Road, Worcester, WR2 6PH (south of Parkfield)	0.7	SHELAA	688	MHHA13	The site is unsuitable for development. The site is a small greenfield site within the Significant Gap adjacent to the Worcester settlement boundary. The site has an existing access but it is narrow, appears unused and would need widening to access the site. The majority of the site appears to be mature trees which would need to be removed for development to take place. The site is Grade 3 agricultural land which may be best and most versatile, it is unclear from the national low resolution mapping if it is Grade 3a or 3b. The site is within close proximity to three Grade II Listed Buildings at Parkfield and is some way distant from facilities at Hallow, including the Primary School.	0 dwellings
Site 12	West of Worcester Gate (south east of Parkfield)	1.7	SHELAA	496	N/A	The site is unsuitable for development. Approximately two thirds of the site is within Flood Zones 2 and 3, and the remaining third is extremely steeply sloping away from the river valley and floodplain. Because of the topography the site is visible for some distance across the River Severn floodplain at this location. The site is inaccessible and would need the agreement of neighbouring landowners (namely Site 11 or 13) to grant access. The site is greenfield within the Significant Gap, adjacent to the settlement boundary and is some way distant to facilities at Hallow.	0 dwellings

Site ID	Site name / address	Gross area (ha)	Site source	SHELAA 2019 Reference	SHLAA 2015 Reference and Conclusions	Neighbourhood Plan (AECOM) Site Assessment Conclusions	AECOM Indicative Capacity
Site 13	Land at Beaconhill Drive, Off Hallow Road, WR2 6DL	2.89	SHELAA / NP Call for Sites	189	MHHA11	The site is unsuitable for development. Approximately two thirds of the site is within Flood Zones 2 and 3, and the remaining third is extremely steeply sloping away from the river valley and floodplain. Because of the topography the site is visible for some distance across the River Severn floodplain at this location. The site has an existing access however it is narrow and very steep into the site. The site is greenfield within the Significant Gap, adjacent to the settlement boundary and is some way distant to community facilities at Hallow. The site is adjacent to a sewage pump and may be constrained by easements as a result.	0 dwellings
Site 14	Land adjacent to Park Acre, Church Lane, Hallow, Worcester, WR2 6PF	0.52	SHELAA / NP Call for Sites	951	N/A	The site is potentially suitable, available and achievable for development. The site is greenfield (a residential garden, horse paddock). Access is proposed via a private driveway track to the west of an existing residential property on Church Lane (Park Acre, a Grade II Listed Building) which may not be suitable due to its narrowness and impact on a designated heritage asset. The site is also within Hallow Conservation Area. The site is Grade 3 agricultural land but information regarding classification into 3a or 3b is not available. Due to the location adjacent to the Conservation Area, the narrow access, and the prevailing character adjacent to the site, the site capacity has been estimated as 4 dwellings.	4 dwellings
Site 15	Land at Heath Farm	1.84	NP Call for Sites	N/A	MHHA18 (Part)	Site is potentially suitable, available and achievable for development. The site boundary should be redrawn and reduced so that development would remain south of the hedgerow that runs east-west through the site, preventing development from being exposed and appearing intrusive within the rural landscape beyond the village with no screening vegetation. The site is greenfield and on Grade 2 agricultural land adjacent to the settlement boundary. The site is only accessible through Heath Farm to the west, therefore a new access to the A443 to the east should be created. No indicative capacity has been identified by the landowner	33 dwellings

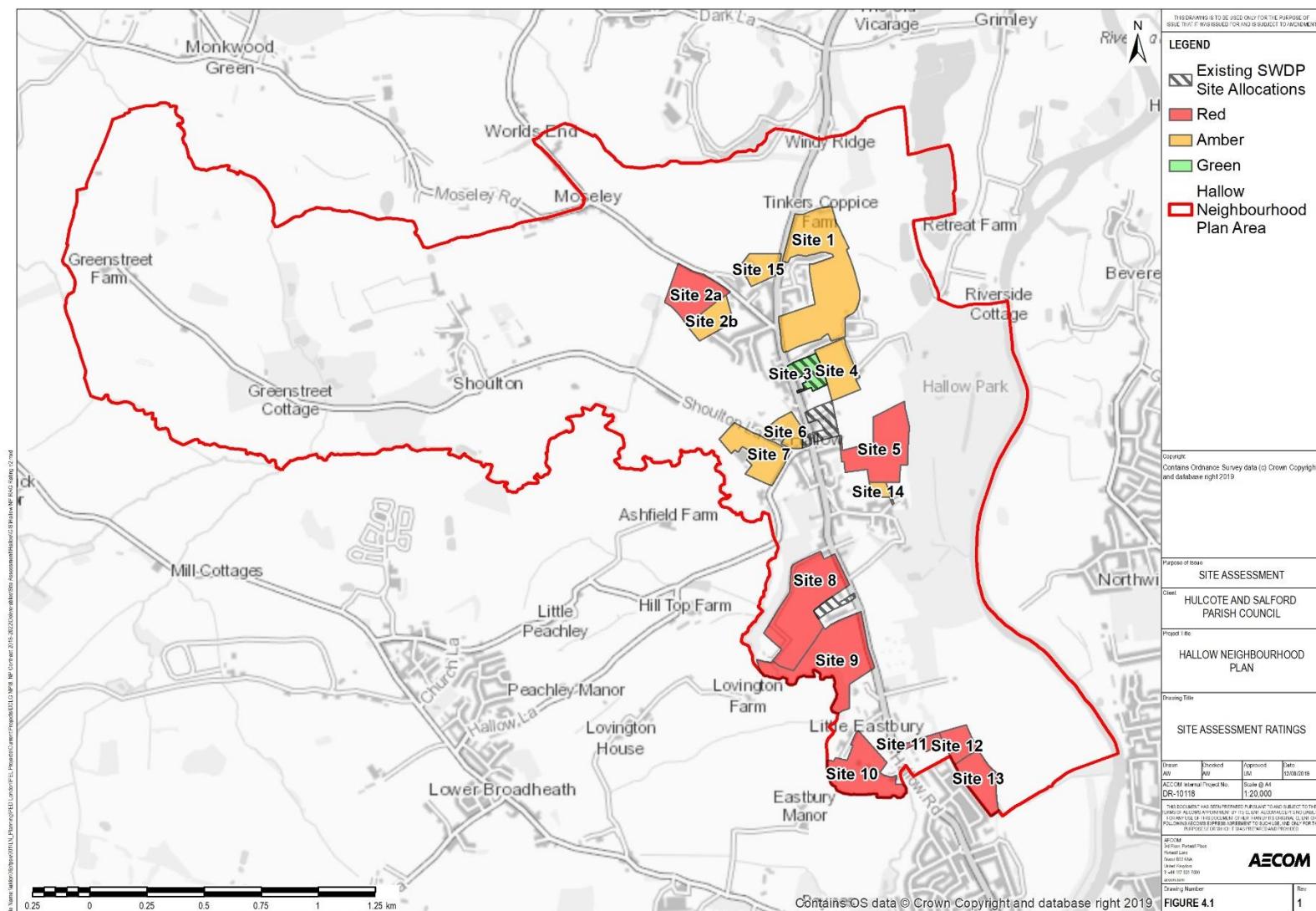


Figure 4.1: Hallow Neighbourhood Plan Site Assessment Ratings

## 5. Conclusions

### 5.1 Site assessment conclusions

The site assessment has found that of the 16 sites assessed, one is immediately suitable and available for housing. This is Site 3 which is already allocated for around 30 dwellings in the existing SWDP and has a live planning application in for 33 dwellings reference 19/00561/FUL. If the application were to be approved for 33 dwellings then this would contribute 3 additional dwellings to the emerging indicative housing requirement figure of 21 dwellings for the Hallow Neighbourhood Plan.

Seven of the sites are potentially suitable and available (i.e. have not been ruled out entirely) but have constraints that will need to be addressed. If these constraints could not be resolved or mitigated they would not be appropriate for allocation. These are listed below alongside their indicative capacity figures as assessed through this report and/or suggested by the landowner:

- Site 1 – Land lying to south of Tinkers Coppice Farm, Main Road, Hallow, Worcester, WR2 6LW ('northern parcel') – 51-154 dwellings
- Site 2b – The Orchard, Moseley Road, Hallow – 37-38 dwellings.
- Site 4 – Land at Greenhill Lane, Hallow (Extended site – Myrtle Cottages) – 58 dwellings.
- Site 6 – Land at Shoulton Lane (north) – 10 dwellings
- Site 7 – Land south of Shoulton Lane, Hallow – 70 dwellings
- Site 14 – Land adjacent to Park Acre, Church Lane, Hallow WR2 6PF – 4 dwellings
- Site 15 – Land at Heath Farm – 33 dwellings

The remaining eight sites are not suitable for residential development and therefore not appropriate for allocation in the plan. These are:

- Site 2a – Land opposite the Orchard, Moseley Road, Hallow
- Site 5 – Land off Church Lane, Hallow
- Site 8 – Land lying to north and west of 3 & 4 Pound Piece Cottages, Main Road, Hallow, Worcester, WR2 6PW ('southern parcel')
- Site 9 – Land including Lovington Farm / Little Eastbury (north)
- Site 10 – Land including Lovington Farm / Little Eastbury (south)
- Site 11 – Land between Worcester Gate South Lodge, Hallow Road, Worcester, WR2 6PH (south of Parkfield)
- Site 12 – West of Worcester Gate (south east of Parkfield)
- Site 13 – Land at Beaconhill Drive, Off Hallow Road, WR2 6DL

### 5.2 Next steps

The next steps will be for the Parish Council to select a site or the sites for allocation in the Neighbourhood Plan, based on the findings of this report and other relevant available information; an assessment of viability; the Neighbourhood Plan vision and objectives; community consultation and discussion with Malvern Hills District Council. The site selection process should be based on the following:

- The findings of this site assessment;
- Discussions with Malvern Hills District Council;

- Local criteria that can be applied to differentiate between the suitable sites, in particular the extent to which the sites support the vision and objectives for the Neighbourhood Plan; and
- Given the range figures identified for the sites negotiation with landowners and Malvern Hills District Council should take place with regard to identifying suitable site capacities that reflect the local character of the Neighbourhood Plan area.

It is understood that the joint councils producing the SWDP Review are proposing to consult on a ~~a~~ 'Preferred Options' document in November 2019 outlining preferred sites. It should be noted that whilst Hallow does not have a housing requirement set in the adopted SWDP, the emerging SWDPR is highly likely to set a housing requirement figure and the indicative figure of 21 dwellings suggested by MHDC may be increased in the November 2019 Preferred Options consultation. HPC should therefore continue to engage with the MHDC and the South Worcestershire Councils on this and identify those site option(s) which are emerging as preferred site allocations through the NP process, so that the two plans are aligned as closely as possible.

### **5.3 Viability**

As part of the site selection process, it is recommended that the Steering Group discusses site viability with MHDC and with landowners/site developers. The SWDP/SWDPR evidence base may contain evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations.

## Appendix A Site Assessment Proformas



