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**Canal &  
River Trust**

Making life better by water

neighbourhood\_planning@bathnes.gov.uk

Your Ref

Our Ref CRTR-POL-2024-42208

Thursday 18 July 2024

## High Littleton and Hallatrow Neighbourhood Development Plan

Thank you for your consultation on the above document.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Canal & River Trust (the Trust) is a statutory consultee in the Development Management process, and as such we welcome the opportunity to input into planning policy related matters to ensure that our waterways are protected, safeguarded and enhanced within an appropriate policy framework.

The Canal & River Trust do not own or manage and land or waterways within the area. However, if any of the route of the former Somerset Coal canal falls within the plan boundary please ensure that the Somerset Coal canal society are aware of the consultation.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

**Jane Hennell MRTPI**  
Area Planner

<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

### Canal & River Trust Planning Team

Canal & River Trust, National Waterways Museum, Ellesmere Port South Pier Road Ellesmere Port Cheshire CH65 4FW  
T: 0151 355 5017 E: [nationalwaterwaysmuseum@canalrivertrust.org.uk](mailto:nationalwaterwaysmuseum@canalrivertrust.org.uk) W: [canalrivertrust.org.uk](http://canalrivertrust.org.uk)

## **George Blanchard**

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**From:** Sam Ross (CLLR)  
**Sent:** 23 August 2024 16:50  
**To:** Neighbourhood Planning  
**Subject:** Re: High Littleton and Hallatrow Neighbourhood Development Plan – Regulation 16 Consultation

Hi George

As a neighbouring ward councillor, I am happy to support this plan with no comments.

Well done to the residents involved who appear to have persevered through various issues including Covid to get it to this stage.

Best wishes

**Sam Ross**  
**Councillor for Clutton & Farmborough Ward**  
Bath & North East Somerset Council





The Coal  
Authority

200 Lichfield Lane  
Mansfield  
Nottinghamshire  
NG18 4RG

E: [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk)

W: [www.gov.uk/coalauthority](http://www.gov.uk/coalauthority)

**For the attention of: Planning Policy Team**

Bath and North East Somerset Council

[By email: [neighbourhood\\_planning@bathnes.gov.uk](mailto:neighbourhood_planning@bathnes.gov.uk)]

15<sup>th</sup> August 2024

Dear Planning Policy Team

**Re: High Littleton & Hallatrow Neighbourhood Plan (Regulation 16)**

Thank you for your notification of the 12th July 2024 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

Our records indicate that within the identified Neighbourhood Plan area there are recorded coal mining features present at surface and shallow depth including: mine entries, coal workings and reported surface hazards. These features may pose a potential risk to surface stability and public safety.

It is noted that the Neighbourhood Plan does not propose to allocate any new sites for future development. On this basis the Planning team at the Coal Authority have no specific comments to make.

Please do not hesitate to contact me should you wish to discuss this further.

Yours faithfully

*Melanie Lindsley*

**Melanie Lindsley** BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI  
**Principal Planning & Development Manager**

**Representations on behalf of**  
**LiveWest and J E Sheppard & Sons (Sawmills)**

**Planning Context**

LiveWest notes the Planning Context outlined in Section 2 of the Neighbourhood Plan. However, they believe that the emerging Neighbourhood Plan seeks to have regard to the draft NPPF that was published in July 2024. The draft NPPF has major implications for Bath and North East Somerset particularly with regard the future housing provision in the next 15-20 years in the emerging Local Plan. The draft NPPF is reintroducing the introduction of mandatory housing targets and for Bath and North East Somerset this would mean an increase from 717 dwellings per annum to 1,466 dwelling per annum. This Neighbourhood Plan is to cover the period 2024-2044 and if the emerging NPPF is not taken into consideration the Neighbourhood Plan will be out of date as soon as it is adopted.

## **Representations on behalf of LiveWest and J E Sheppard & Sons (Sawmills)**

### **9.3 LANDSCAPE CAPACITY FOR CHANGE**

The Neighbourhood Plan states at paragraph 3.4 that the landscape surrounding the villages e.g. High Littleton has very limited capacity to accommodate development and so at most development should be of only small scale enabling it to be properly integrated into the established morphology of the settlements rather than encroaching into the open countryside. The NP goes on to state that there is also a clear need to maintain the green space and open countryside between the two villages as well as between current villages.

LiveWest have undertaken their own landscape and visual impact assessment in respect of the land they control to the south of Greyfield Road. That land slopes away from the boundary with Greyfield Road at 139m ASL to circa 118m ASL from the southwest corner. The land then falls further away at the south to the tributary ditch at the edge of Greyfield Road before rising again up to the ridgeline with the A39/High Street and settlement buildings at the southern edge of High Littleton. Beyond this the land continues to fall away to the Cam Brook.

The site is therefore visually contained within public viewpoints linked to the western boundary and the eastern end of Greyfield Road. From these public viewpoints the visual impact of development is slight to moderate due to proximity. The site therefore has a good capacity to absorb a residential development that is more than small scale. Accordingly, LiveWest considers that the conclusions of the landscape analysis is incorrect as it affects land to the south of Greyfield Road. The conclusions should therefore be amended.

## **Representations on behalf of LiveWest and J E Sheppard & Sons (Sawmills)**

LiveWest object to the Neighbourhood Plan in that it is not seeking to identify any major housing allocations, only small scale sites.

High Littleton is identified as a RA1 settlement in the adopted Bath & North East Local Plan. It continues to be identified as such in the emerging Local Plan. Such settlements are capable of accommodating major additional residential growth and the emerging Local Plan is suggesting at least 45 dwellings particularly as the settlement did not accommodate any development during the last Local Plan period.

LiveWest believe that in accordance with the NPPF, that Development Plans should be positively prepared. Unfortunately, they do not believe that the emerging NP has been positively prepared rather that it seeks to negate development within the settlement.

LiveWest wish to make the following points:

- No where does it define small scale
- Policy PD1 refers to the landscape character assessment that has been prepared .  
LiveWest consider that the Landscape Assessment is incorrect in its conclusions in respect of the land they control to the south of Greyfield Road

Policy PD2, is objected to as it does not facilitate development above 9 dwellings i.e. major development. Accordingly, it is unclear how the housing needs (both open market and affordable) in the area will be met.

Bath & North East Somerset Council  
Lewis House Manvers Street  
Bath  
Avon  
BA1 1JG

**Our ref:** WX/2023/137092/OR-01/IS2-L01  
**Your ref:**  
**Date:** 22 August 2024

Dear Sir/Madam

## **High Littleton and Hallatrow Neighbourhood Development Plan Regulation 16, Habitats Regulations Assessment and Strategic Environmental Assessment**

Thank you for consulting the Environment Agency on the above Neighbourhood Plan 2024- 2044 (Dated: April 2024) Regulation 16, Habitats Regulations Assessment (HRA) (Dated: April 2024) and Strategic Environmental Assessment (SEA) (Dated: April 2024) which was received 12 July 2024.

### **Neighbourhood Plan Regulation 16**

Due to no sites being proposed as part of this neighbourhood plan, we are providing the following comments in addition to our previous response letter dated 20 July 2023 (Ref: WX/2023/137092/OR-01/IS1-L01).

#### Flood Risk

We support the reduction of flood risk and effects of climate change, in particular policy ES3 which highlights future proofing, protecting against flood events for the lifetime of development including climate change.

With flood risk increasing overtime we wish to stress the importance of the Sequential Test and the Exception Test. Where areas under consideration for development are not consistent with growth identified in the Local Plan, further information will be needed to demonstrate that any development proposed by the neighbourhood plan passes both tests.

Further guidance on the approach to individual development proposals, or where a Neighbourhood Development or Community Right to Build Order is proposed, in an area at risk of flooding can be found at: <https://www.gov.uk/guidance/flood-risk-and-coastal-change>

Works to any streamside walks may require Flood Risk Activity Permit or Land Drainage Consent from the Environment Agency or Lead Local Flood Authority.

#### Biodiversity

Section 4.3, Environment and Sustainability, discusses the Government's 25 Year Environment Plan, Environment Bill and Local Nature Recovery Strategies, we are very supportive that this has been included within the neighbourhood plan.



We support policy ES1a for the protection and enhancement of watercourse habitats. We wish to highlight that the watercourses should be improved and maintained where possible.

With the introduction of Biodiversity Net Gain (BNG), sites (with a few exemptions) will have to deliver at least 10% BNG, we are supportive of the focus on local habitats for any off site mitigation.

### Water Quality and Resources

Adequate water and wastewater infrastructure is needed to support sustainable development. A healthy water environment will also deliver multiple benefits, such as helping to enhance the natural environment generally and adapting to climate change. We are supportive of policy ES3 which promotes sustainable drainage solutions and reduce water pollution to help with resilience towards climate change.

Moreover, the neighbourhood plan highlights the Cam Brook failing its Water Framework Directive (WFD) status, therefore, sustainable drainage is an increasing issue in the area. Although it is important to mitigate against negative impacts on a water body, the neighbourhood plan should also look to improve water bodies where development may occur.

It is always useful to consult the water company about whether water could be a concern. We would therefore advise you speak to your local sewerage infrastructure provider to understand any constraints in your local area.

Wastewater infrastructure improvements are particularly encouraged as nutrient enrichment in the surrounding area is particularly sensitive and would be welcomed.

We would encourage wetlands and reed beds for nutrient stripping, although it must be ensured that there is no increase of flood risk to third parties.

Planning obligations contributing to phosphate stripping, carbon sequestration and biodiversity net gain should be required for all development.

Water efficiency measures should be incorporated into development as this conserves water for the natural environment and allows cost savings for future housing occupants. Further information can be found at: <https://www.gov.uk/guidance/water-supply-wastewater-and-water-quality>.

### Climate Change

We support the neighbourhood plans move towards a carbon neutral neighbourhood to address the climate emergency.

### **Habitats Regulations Assessment (HRA) and Strategic Environmental Assessment (SEA)**

We note that no growth is planned in these areas and the plan only looks to support small scale development. On this basis we do not consider there to be potential significant environmental effects relating to constraints within our remit.

Nevertheless, we still encourage you to seek ways in which your neighbourhood plan can improve the local environment. Together with Natural England, English Heritage,

and Forestry Commission we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environmental into your plan. This is available at: [How to consider the environment in Neighbourhood Plans - Locality Neighbourhood Planning](#)

Yours faithfully

**Mr Harry Hembery** (on behalf of Alex Smith)  
**Sustainable Places - Planning Advisor**



Direct e-mail [wx.sp@environment-agency.gov.uk](mailto:wx.sp@environment-agency.gov.uk)

## George Blanchard

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**From:** Sam Ross - Farmborough Parish Council Chair  
<chairman@farmboroughparishcouncil.org.uk>  
**Sent:** 23 August 2024 16:58  
**To:** Neighbourhood Planning  
**Cc:** Farmborough Parish Council  
**Subject:** Re: High Littleton and Hallatrow Neighbourhood Development Plan – Regulation 16 Consultation

**CAUTION: This email originated from outside of the organisation. Do not follow guidance, click links, or open attachments unless you recognise the sender and know the content is safe.**

Dear George

Farmborough Parish Council has not officially discussed High Littleton's Neighbourhood Plan, as we did not hold a meeting during the consultation period.

However, as Chair to the Parish Council, I have read the plan and associated documents and can see no reason why Farmborough Parish Council would object to anything contained within it. I have received no other comments from councillors about the plan.

Therefore, please can you note that Farmborough Parish Council are in support of the plan and I will ratify this position at our meeting on 10 September.

Best wishes

**Cllr Sam Ross**  
**Farmborough Parish Council**

## George Blanchard

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**From:** Stuart, David <David.Stuart@HistoricEngland.org.uk>  
**Sent:** 22 August 2024 14:37  
**To:** Neighbourhood Planning  
**Subject:** High Littleton and Hallatrow Neighbourhood Development Plan – Regulation 16 Consultation

**CAUTION: This email originated from outside of the organisation. Do not follow guidance, click links, or open attachments unless you recognise the sender and know the content is safe.**

Dear Planning Policy team

Thank you for your Regulation 16 and SEA Screening consultations on the submitted version of the High Littleton and Hallatrow Neighbourhood Development Plan.

I can confirm that there are no issues associated with the Plan upon which we wish to comment, and consequently we have no objection to the view that a full SEA is not required.

Kind regards

David

David Stuart | Historic Places Adviser

I now work only 2 days a week, usually Tuesdays and Wednesdays

Historic England | South West

<https://historicengland.org.uk/southwest>



Historic England

Work with us to champion heritage and improve lives. Read our Future Strategy and get involved at [historicengland.org.uk/strategy](https://historicengland.org.uk/strategy).

Follow us: [Facebook](#) | [Twitter](#) | [Instagram](#) Sign up to our [newsletter](#)

## George Blanchard

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**From:** Westley Little [REDACTED]  
**Sent:** 06 August 2024 15:21  
**To:** Neighbourhood Planning  
**Cc:** Chrystèle Garnier; Sian Baker  
**Subject:** High Littleton and Hallatrow Neighbourhood Development Plan – Regulation 16 Consultation

**CAUTION:** This email originated from outside of the organisation. Do not follow guidance, click links, or open attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam,

Thank you for providing National Highways with the opportunity to comment on the High Littleton and Hallatrow Neighbourhood Development Plan – Regulation 16 Consultation. National Highways is responsible for operating, maintaining and improving the strategic road network (SRN) which in this instance consists of the A36, located approximately 13.4km east and the A46 which runs approximately 18.5km north-east of the plan area.

We have noted your proposed policies and are satisfied that they are unlikely to lead to development which will have a significant impact on the SRN. We therefore have no specific comments to offer, although in general terms we welcome those policies which will improve pedestrian and cycle links between development areas, and which will safeguard and improve local facilities and services, leading to greater self-containment and reduce the need to travel which we see are proposed in this consultation.

Please note however that these comments do not prejudice any future responses National Highways may make on site specific applications as they come forward through the planning process, and which will be considered by us on their merits under the prevailing policy at the time.

Kindest Regards

Westley

**Westley Little BA, MCIHT, MTPS**

**Assistant Spatial Planner, Highways Development Management | South West Operations**

National Highways | Brunel House | 930 Hempton Court, Aztec West | Bristol | BS32 4SR  
[REDACTED]

**Web:** <http://www.nationalhighways.co.uk>

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**National Highways Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |**

<https://nationalhighways.co.uk> | [info@nationalhighways.co.uk](mailto:info@nationalhighways.co.uk)

Date: 19 August 2024  
Our ref: 482186  
Your ref: High Littleton & Hallatrow Neighbourhood Plan



Planning Policy  
Bath & North East Somerset Council

Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

**BY EMAIL ONLY**

[neighbourhood\\_planning@bathnes.gov.uk](mailto:neighbourhood_planning@bathnes.gov.uk)

Dear Sir/Madam

High Littleton & Hallatrow Neighbourhood Plan - SEA/HRA Screening Consultation

Thank you for your consultation on the above dated and received by Natural England on 12 July 2024.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

**Screening Request: Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA)**

**It is Natural England's advice, on the basis of the material supplied with the consultation, that:**

- **significant effects on statutorily designated nature conservation sites or landscapes are unlikely; and,**
- **significant effects on Habitats sites<sup>1</sup>, either alone or in combination, are unlikely.**

The proposed neighbourhood plan is unlikely to significantly affect any Site of Special Scientific Interest (SSSI), Marine Conservation Zone (MCZ), Special Areas of Conservation (SAC), Special Protection areas (SPA), Ramsar wetland or sites in the process of becoming SACs or SPAs ('candidate SACs', 'possible SACs', 'potential SPAs') or a Ramsar wetland. The plan area is unlikely to have a significant effect on a National Park, Area of Outstanding Natural Beauty or Heritage Coast, and is unlikely to impact upon the purposes for which these areas are designated or defined.

Guidance on the assessment of Neighbourhood Plans, in line with the Environmental Assessment of Plans and Programmes Regulations 2004 is contained within the [Planning Practice Guidance](#). This identifies three triggers that may require the production of an SEA:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

Natural England does not hold information on the location of significant populations of protected

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<sup>1</sup> Habitats sites are those referred to in the [National Planning Policy Framework](#) (Annex 2 - glossary) as "any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites".

species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require an SEA. Further information is included in Natural England's [standing advice](#) on protected species.

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant an SEA. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a SEA is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If a SEA is required, Natural England must be consulted at the scoping and environmental report stages.

Please send any new consultations, or further information on this consultation to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)

Yours faithfully

Sally Wintle  
Consultations Team

## George Blanchard

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**From:** Planning South <Planning.South@sportengland.org>  
**Sent:** 15 August 2024 15:15  
**To:** Planning Policy  
**Subject:** 2024 High Littleton and Hallatrow Neighbourhood Development Plan – Regulation 16 Consultation

**CAUTION:** This email originated from outside of the organisation. Do not follow guidance, click links, or open attachments unless you recognise the sender and know the content is safe.

Thank you for consulting Sport England on the above neighbourhood plan.

Government planning policy, within the **National Planning Policy Framework** (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.

Therefore, it is essential that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 102 and 103. It is also important to be aware of Sport England's statutory consultee role in **protecting playing fields** and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.

[https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing\\_fields\\_policy](https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy)

Sport England provides guidance on **developing planning policy** for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.

[https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning\\_applications](https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications)

Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 103 of the NPPF, this takes the form of **assessments of need and strategies for indoor and outdoor sports facilities**. A neighbourhood planning body should look to see if the relevant local authority has



prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.

Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.

<http://www.sportengland.org/planningtoolsandguidance>

If **new or improved sports facilities** are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Any **new housing** developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how **any new development**, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.

Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/activedesign>

*(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)*

If you need any further advice, please do not hesitate to contact Sport England using the contact details below.

Yours sincerely,

**Planning Technical Team**

**E:** [planning.south@sportengland.org](mailto:planning.south@sportengland.org)