

HIGH LITTLETON AND HALLATROW COMMUNITY PLACEMAKING PLAN REPORT
DOCUMENT 1 of 4

1. Introduction

1.1 The B&NES Placemaking Plan process was formally presented to Parish Councils and Town Councils at the B&NES Workshop on 28 September 2013.

1.2 This document is the High Littleton and Hallatrow Community Placemaking Plan response and submission to Bath and Northeast Somerset Council (B&NES). It comprises, In accordance with the B&NES Planning Toolkit guidance (and with reference to the B&NES Green Infrastructure document) and taking into account the subsequent community-led assessments conducted, the following:

- **Snapshot Character Summary: High Littleton**
- **Snapshot Character Summary: Hallatrow**
- **Sites Assessment Summaries for all Community Approved Sites**
, with Community Placemaking Plan drawing 1

In summary the Community response is as follows:

1.3 The Placemaking Plan process, informed by an appropriate evidence base, seeks to identify preferred locational options for development, detailed design principles and clear guidance on infrastructure provision for the Plan period 1 April 2011 to 2029. Furthermore, the Placemaking Plan process has an equally important role in identifying land and/or sites for protection and conservation, and thus protects as well as promotes. As requested by B&NES, the High Littleton and Hallatrow Community has carefully considered those sites identified in the B&NES SHLAA Report of Findings (November 2013) as well as other sites in and around the two villages. It was noted by the assessment teams that a percentage of a SHLAA Site could be considered if the whole allocation was not deemed appropriate.

1.4 Notional requirements of 50 additional dwellings for High Littleton and 15 for Hallatrow had been set by B&NES, but were not to be seen as targets to be filled. Emphasis was made that any future development sites had to be deemed as appropriate and consistent with, and informed by, the Settlement and Landscape assessment findings, summarised in the Snapshot Character summaries for each village..

1.5 On the basis of their comprehensive fieldwork and assessments , the Community work groups unanimously decided to **reject** the B&NES SHLAA November 2013 large site allocations surrounding the villages.

1.6 This decision to reject was due to:

- the unacceptable and very substantial potential negative impact that these, were they developed in part or whole, would have on the villages' settlement character and surrounding open landscape, and on the quality of views to and from the villages and their wider landscape setting;

- the importance of continued landscape separation of High Littleton and Hallatrow and the corresponding retention of the individual established form and distinctive character of each settlement;
- the unacceptable increase of traffic on the local road network which is already near or at capacity.

1.7 This decision was unanimously supported in principle at the High Littleton Parish's second Community Placemaking Plan Meeting on 17 December 2013. The Community work groups' findings, including the Sites Assessments, were presented to that meeting, debated, and the outcomes recorded. Following District Councillor advice, it was decided to re-visit the sites assessments, and the revised proposals were presented for consideration at the third Community Placemaking Plan Meeting on 13 January 2013.

1.8 The High Littleton and Hallatrow Community Placemaking Plan Submission of site allocations provides for brownfield sites within each village, and delivers (inclusive of consented development since 1 April 2011) 24 dwellings for High Littleton, and 16 dwellings for Hallatrow.

1.9 The Community recognises that there are, notwithstanding the findings of this Community Placemaking work, concurrent applications being made for substantial residential development on the edge or adjacent to each village on land which has been **rejected** as being suitable. The Community will **reject** these as they do not comply with the findings of the Community Placemaking plan process.

2. Statement of Community Findings

2.1 High Littleton Parish Council (representing the villages of High Littleton and Hallatrow) was represented by Mr N. Pearson, Parish Councillor, at the inaugural Placemaking Plan Workshop event in Keynsham on Saturday 28th September 2013 when the B&NES 'Planning Toolkits' were trialed. The Workshop Programme, which outlined the next steps on the Placemaking Plan, including the Council's review of and feedback on the Parish & Town Council submissions, was agreed at that meeting. The deadline for Parish submissions of the returning the site and character summaries to the Council was set as 21 December 2013. The report by B&NES on the workshop was made available by Friday 25th October 2013. The matter was then considered by High Littleton Parish Council at its monthly meeting, on Monday 11 November 2013. High Littleton Parish's first Community Placemaking Plan meeting was held shortly after on Saturday 16th November 2013 at the Methodist Hall. This meeting was widely advertised in advance throughout the villages of High Littleton and Hallatrow, via the Parish website, the Village Newsletter 'News and Views' (two issues) which is delivered to every household in both villages, on the Parish Notice Board, and by poster display throughout the villages and via email circulation and word of mouth. At this meeting, which was well attended, B&NES's Placemaking Plan process and the Toolkits were explained, the community 'briefed', and team volunteers identified as three separate Working Groups to carry out the urgent, three-pronged assessment, comprising 'Settlement Character Assessment', 'Landscape Character Assessment' and 'Sites Assessment - Residential Sites with development potential'.

2.2 This survey and assessment work, using the proformas provided by B&NES, was carried out during the following three weeks by the three Working Groups, and the findings were returned to the co-ordinator by early December. Progress on the work was reported to the Parish Council for its information at its meeting on Monday 16 November 2013, which was also attended and addressed by the B&NES Placemaking Plan Co-Coordinator Julie O'Rourke. The Sites Assessment team, working with, but not constrained by, the B&NES SHLAA November 2013 Sites maps of potential sites for both villages, produced a revised list of sites. Notional requirements of 50 additional dwellings for High Littleton and 15 for Hallatrow had been set by B&NES, but were not to be seen as targets to be filled. Emphasis was made that any future development had to be deemed as appropriate and consistent with the Settlement and Landscape findings. The assessment findings and the revised list of sites were presented to the community at the second Community Placemaking Plan Meeting held on 17 December 2013 at High Littleton School. Again, the meeting was widely advertised throughout the villages of High Littleton and Hallatrow, including by extended email circulation, and was well attended.

2.3 On the basis of their fieldwork, the work groups unanimously decided to **reject** the B&NES SHLAA November 2013 large site allocations surrounding the villages due to the unacceptable and very substantial potential negative impact that these, were they developed in part or whole, would have on the villages' settlement character and surrounding open landscape and on the quality of views to and from the villages and wider landscape setting, and because of the importance of continued landscape separation of High Littleton and Hallatrow. The rejection list comprised Htn1,2,3,4,5,6, 11 and part of Htn12, and Hall1,2,4, and part of Hall3. This decision was supported in principle by the Meeting on 17 December 2013, noting a number of variations discussed re Sites 2a and 6a.

2.4 Attendees at the 17 December 2013 meeting were given an opportunity to study the revised site maps, produced by the Site's Assessment Team, before each site was considered in turn and then, after discussion, voted upon. The outcomes were then summarised in tabular form (see table 1 below). 'Approved' meant that the site remained under consideration. 'Rejected' meant that the site was no longer under consideration.

2.5 At the end of the meeting of 17 December 2013, Councillor Les Kew, B&NES District Councillor for High Littleton Ward, offered some broader perspectives on the current Placemaking exercise and advised that, as a result of emerging evidence from the Core Strategy Plan process, the Parish should consider submitting the minimum number of dwellings, and that Hallatrow's quota might already be met by existing and planned development. Looking across B&NES more widely, he felt that there was increasing evidence that the region's development need was being met, even exceeded, by several large schemes, for example in Midsomer Norton, Paulton, and Temple Cloud.

2.6 As a result of this advice, the Community Placemaking assessment team leaders agreed to re-visit the sites' assessment, and bring the revised proposals back for further Community consideration at a third Community Placemaking Plan meeting on 13 January 2014. The B&NES Placemaking Coordinator, Julie O'Rourke, was immediately advised of the delay, and that the 21 December 2013 deadline would not be met, and she kindly acknowledged this advice. The assessment teams' revised Sites assessment identified sites that were

essentially ‘brown field’ or previously developed in nature, together with those sites in both villages that have received planning consent since 1 April 2011. The combination of these two would comprise the Community Placemaking Plan dwelling numbers. The revised Sites assessment was presented at a third Community Placemaking Plan meeting on 13 January 2014 at High Littleton School. This meeting was, as before, widely advertised, and was very well attended. The revised sites assessment was presented for community consideration, each site was discussed, and then voted upon. The decision to delete or include a site had, in each case, a substantial majority. The outcomes are summarised in Table 2, below.

2.7 The findings of the Community Placemaking Plan meeting which inform the submission to B&NES was advised to the High Littleton Parish Council at its meeting of 13 January 2014.

3. Outcome Summary Tables

3.1 The Site numbers in the two tables below are drawn from the B&NES SHLAA (Strategic Housing Land Availability Assessment) Report November 2013 and the supporting SHLAA Maps for High Littleton and Hallatrow. New sites identified as part of the Community Placemaking team assessments, or parts of the SHLAA sites, are given new numbers/letters for ease of identification. The Sites are shown on High Littleton and Hallatrow Community Placemaking plan drawing 1.

Table 1 HIGH LITTLETON AND HALLATROW COMMUNITY PLACEMAKING PLAN CONSULTATION 17 DECEMBER 2013: OUTCOME SUMMARY TABLE

High Littleton

Site No.	Location	Housing Potential	Comments	Outcome
2a	Adj. A39, New Road, N of village	Not known	Access queried	Site Approved
6a	Site to W of Greyfield Road	Not known	Very strong local opposition	Site Rejected
7	The Gug	20	Access and traffic impact queried. Ownership/status of The Gug	Site Approved
8	Former Co-op site, High Street	8	Currently under planning consideration	Site Approved
9	Eastover garages	5	Layout should not obstruct later developments. Mature trees to be safeguarded Currently used as informal footpath	Site Approved
10	Church Farm	4 (access)	Previous planning attempts failed Derelict state of listed house deplored	Reduced Site Approved

			Potential for planning gain linked to school growth plans	
12	Mearns/Windy Corner	5	Design needs to be sensitive to locale. High visual impact	Site Approved
13	Adjacent The Laurels	4	Affordable units	Site Approved
14	British Legion	2	No vehicular access	Site Approved
15	Land behind Co-op	?	No suitable access	Site Rejected

Hallatrow

Site No.	Location	Housing Potential	Comments	Outcome
2	Opposite Highbury Road	20	Brownfield site. Flooding problems close by. Environmental concerns – highways and access.	Site Approved
3	Farmyard, Wells Road, Combe Lane	7	B&NES SHLAA allocation: Scale reduced by assessment team	Site Approved
5	Opposite site 3, Wells Road	16	Valuable protected green space Access and traffic concerns	? Site Deleted then reinstated
6	E of Railway PH	5	Extension to current development	Site Approved
7	Opposite The Grove	4	Current application for 4 houses Important 'green lung' for village Plea for 'more intelligent use of land'	Site Approved

**TABLE 2 COMMUNITY PLACEMAKING PLAN CONSULTATION 13 JANUARY 2014:
OUTCOME SUMMARY TABLE
High Littleton**

Site No.	Location	Housing Potential	Assmt Team response And approved by the community	Outcome
2a	Adj. A39, New Road, N of village	n/a	Site rejected	Site rejected
6a	Site to W of Greyfield Road	n/a	Site rejected	Site rejected
7	The Gug	n/a	Site rejected	Site rejected
8	Former Co-op site, High Street	8	Propose included (<i>Currently under planning consideration for 9no units</i>)	Site approved
9	Eastover garages	5	Propose included (<i>Layout should not obstruct later developments. Mature trees to be safeguarded Currently used as informal footpath</i>)	Site approved
10	Church Farm	4 (access)	Propose included (<i>Previous planning attempts failed. Derelict state of listed house deplored. Potential for planning gain linked to school growth plans</i>)	Reduced Site approved
12	Mearns/Windy Corner	n/a	Site rejected	Site rejected
13	Adjacent The Laurels	4	Propose included (<i>Affordable units</i>)	Site approved
14	British Legion	2	Propose included (<i>No vehicular access</i>)	Site approved
15	Land behind Co-op	n/a	Site rejected	Site rejected

Hallatrow

Site No.	Location	Housing Potential	Comments	Outcome
2	Opposite Highbury Road	n/a	Site rejected	Site rejected

3	Farmyard, Wells Road, Combe Lane	7	Propose included (<i>B&NES SHLAA allocation: Scale reduced by assessment team</i>)	Site approved
5	Opposite site 3, Wells Road	n/a	Site rejected	Site rejected
6	E of Railway PH	n/a	Site rejected	Site rejected
7	Opposite The Grove	n/a	Site rejected (<i>Current application for 4 houses</i>)	Site rejected

4 Conclusion

4.1 High Littleton Community Placemaking Plan dwelling numbers submission
Comprising above Table 2 totals plus consented/ /under construction /completed since April 2011:

- High Littleton proposed total number of dwellings: **24no.**
- Hallatrow proposed total number of dwellings: **16no.**

Note - above totals in 4.1 inclusive of:

High Littleton consented /under construction /completed since April 2011:

1no dwelling at 75 Eastover Road, High Littleton, Bristol, Bath And North East Somerset, BS39 6HZ Application reference: 13/04204/FUL received on 30/09/2013

Hallatrow consented /under construction /completed since April 2011:

1no dwelling at Tudor Lodge, Paulton Road, Hallatrow, Bristol, Bath And North East Somerset, BS39 6EQ Application reference: 13/03998/OUT received on 17/09/2013

1no Whiteways, White Cross, Hallatrow, Bristol, Bath And North East Somerset, BS39 6ER Application reference: 12/04576/FUL received on 17/10/2012

1no Newlands, Paulton Road, Hallatrow, Bristol, Bath And North East Somerset, BS39 6EG Application reference: 11/05464/FUL received on 07/12/2011

1no Eastleigh, Wells Road, Hallatrow, Bristol, Bath And North East Somerset, BS39 6EJ Application reference: 11/05083/FUL received on 25/11/2011

3no houses constructed since April 2011 + 2no currently under construction, off Wells Road

*Prepared by the High Littleton and Hallatrow Community Assessment Team
January 2014*

