

B&NES Placemaking Plan Hearing Session - Local Green Space Land at Lower Road, Hinton Blewett

Hinton Blewett Parish Council response to written statement

Hinton Blewett Parish Council was not party to the agreement made by the Inspector and Mr Prescott in respect of the LGS nomination for land, south of Lower Road that the only matter for consideration was one of historical significance. We were disadvantaged by not being able to give our point of view, by not being able say what the Parish Council considered to be of significance regarding LGS designation of the site and, by not having a clear invitation to respond to the conservation officer's response.

Key point 1 is not a matter of historical significance and therefore has no relevance to this written statement.

Key 2b: Whilst the categorisation of the area designated AONB maybe a 20th century term, the beauty of the area within the AONB has its origins in history and its designation reflects this. It is just one reason why it is of significance to the local community today.

Key 2c: Mr Prescott gives the impression that his objections are for the whole site. Two-thirds of the land in question is adjacent to the Conservation Area with the remainder within its immediate setting. The other landowners support the nomination for LGS designation. On balance, support for the designation outweighs the objections.

Key 2d: In reality only the local community can say whether the land is demonstrably special. This has been shown to be so in the Hinton Blewett PMP Character Assessment and the Conservation Area Appraisal. Therefore Key2d is not relevant. Likewise from Mr Prescott's perspective it could be argued that the point is not of historical significance and also not relevant to this written statement.

Key 4: The Built Heritage Assessment by CgMs which concluded that the development proposed by planning application 14/02403/OUT would cause less than substantial harm to the setting of the Conservation Area does not make that conclusion necessarily the correct one. The conservation consultation advice given at the time to B&NES Development Management was that development on the highly prominent site would result in considerable harm to the setting of the Conservation Area. This planning application, and also a second application were subsequently refused and not appealed. This undisputed decision supports the view that any development would cause substantial harm to the site rather than the biased view formed by CgMs on behalf of its clients.

26th September 2016