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**Statement to Planning Committee 22/09/2021**

**21/01588/FUL**

Field Between City Farm And Cotswold View, The Hollow, Southdown, Bath, Bath And North East Somerset

Erection of 9 dwellings with associated access, parking, drainage, landscaping and ecological mitigation.

***Against***

This site forms part of an undeveloped, “important green hillside” within the World Heritage Site. Whilst outside the conservation area, it is contiguous with Bath City Farm and Innox Park as a “significant open space” of “city-wide visual importance”, and forms a significant green space within an area of urban residential grain.

Development as proposed on this site, by virtue of inappropriate volume, form, and siting, would fail to sustain or enhance the special interest of the World Heritage Site by irreversibly eroding an undeveloped hillside site of shared visual significance. The siting of a terrace in this location would fail to contribute positively to local character and distinctiveness by closing off the immediate streetscape from its wider landscape setting with an urbanised roadside treatment.

The use of a terraced form is incongruous to the well-spaced semi-detached townscape of the Hollow and would constitute overdevelopment of the site. This combined with inappropriate materials such as timber cladding, and the development’s discordant form, massing, and grain would result in further failure to reinforce and reflect local townscape character or distinctiveness.

We maintain that this development would establish a precedent for increased development pressure and urban encroachment on this important hillside with ongoing, cumulative harm to the special Green Setting OUV of the World Heritage Site.

**The development as proposed would result in cumulative harm to the landscape setting OUV and significance of the World Heritage Site, would fail to reinforce local character and distinctiveness, and would not preserve or enhance the indicative landscape setting of the Bath conservation area.**

**We do not consider that there is any justifiable evidence that the public benefit of market value housing outweighs this harm.**

**We therefore call for this application to be refused.**