

**From:** Christopher Down [<mailto:> [REDACTED]]  
**Sent:** 06 December 2017 15:49  
**To:** [west2@pins.gsi.gov.uk](mailto:west2@pins.gsi.gov.uk)  
**Cc:** Schenke, Wendy  
**Subject:** Appeal APP/W1850/W/17/3187314, The Trees, Orcop

fao Sarah Hardy

I have reviewed the Council's Questionnaire and note that they suggest it is NOT essential for the Inspector to enter the site. With respect, we disagree.

One of the issues for the appeal is the effect of the proposed development upon Ivy Cottage, to the immediate north of the site. There is no certainty that, at the site visit, the Inspector would be able to enter the Ivy Cottage property (which in any case would make it an accompanied site visit) and, even if s/he could, because of the ~2m close-board fence and dense evergreen vegetation separating Ivy Cottage from the Appeal site, it would be impossible to get any meaningful view of the Appeal site. Standing on the public highway south of the Appeal site would not really help. Entering the Appeal site is, therefore, the only effective way of appreciating the interrelationships between the properties.

Regards,

Chris Down  
Agent for the Appellant