

## Comments on Applicants response at Deadline 6

Made on behalf of Mr and Mrs R Cooke

Owners of [REDACTED]

In Rep6-046 the applicant states that, whilst accepting that the Cookes are successful objectors, having at long last persuaded the applicant to remove the land subject to restrictions around [REDACTED] they have made an offer to the Cookes towards their costs which they say has been "agreed in principle". **This is simply NOT the case.**

They have made offers but so far these are inadequate at this stage and the latest offer includes the Cookes having to pay for the cost of planting two lengths of hedge in excess of 550 metres which should be the applicants or the landowners responsibility if the scheme were to be approved.

Nevertheless, we hope that a mutually settlement may be reached.

In the Applicants Rep 6-064 and 065 a photo is taken (picture24) purporting to be [REDACTED] whereas it is of a holiday cottage further south of the main house - this demonstrates the repeated lack of proper investigation or asking the owners to visit the right property to. Enable the making a full assessment from both inside the dwellings and outside in the garden and grounds - in particular viewing impacts on views from first floor windows. Picture 24 appears to have been taken near ground level looking upwards but it is not clear in which direction.

One must ask, in the light of the above, whether any proper site visits were made to all the other dwellings subject to these RVAAs. They seem to have been done from a desktop **which simply is not a reliable or professional basis to offer as evidence, based on my long experience as a Chartered Surveyor and Valuer carrying out a thorough inspection in cases like these.**

[REDACTED]  
On behalf of Mr and Mrs R Cooke  
November 9th 2025