

The objector incorrectly claims that there has never been a trackway in the area referred to since their occupation of Lake House as from 1992 yet have had to resort using a 100 foot remote pole mounted camera to take photographs (enclosed with the objection letter - itself a gross intrusion of my clients property) simply to establish that some works have indeed been carried out ! These photographs were taken by the objector/his advisors after my client submitted the application and after the inspection by one of your officers on the 22<sup>nd</sup> June 2006.

This demonstrates quite clearly the reality that the objector would not have known or normally been able to observe what works have been carried out on the land as part of the general estate track management which regularly occurs. In short, the privacy and physical containment of both the Manor House Great Durnford and Lake House estates would preclude this.

### Farm diversification

The application site forms part of the Wilsford and Durnford Estate, which is farmed, and the application area in question falls on land which is "in hand" (i.e. there are no agricultural tenants on which notice of the application is required to be served). This is why the application is referred to as not being part of an agricultural holding, which may, in hindsight be an error but no one is prejudiced by this administrative mistake. We do not however agree that the proposal is not part of a farm diversification project as claimed by the objector. Its use is entirely compatible with the Estate's farming operation and helps to supplement income derived from farming, sporting and associated fishing activities on the River Avon.

### The proposals, fishing activity and the rural scene

The objector has attempted to portray the application proposals as comprising commercial activity on a grand scale leading to inappropriate development in planning and environmental terms in the landscape. This is alleged by extensive reference to a raft of national and local planning policies and designations yet nowhere is the objection supported by substantive analysis or evidence of the alleged impact of the proposals as would normally be expected where such policy framework is highlighted.

The only evidence, which has been submitted to support the alleged harm, comprises photographs taken from a tall pole-mounted camera (as referred to above) to identify certain supposed impacts. However, this would clearly not be acceptable as credible evidence in an appeal as a reliable indicator of landscape impact, given its artificial context.

Ironically having attempted to claim that the proposal is harmful, the objector concludes by suggesting to the Council that it should undertake "the fullest evaluation" before a decision is made. Would it not have been helpful for the objector to assist the Council by providing its own assessment rather than a recital of policies and guidance as has happened in this case?

The reason is simple; there is no analysis because on any objective assessment, it is not possible to identify any material harm alleged (only) by the objector in the face of planning policies which allow for small scale structures such as the one encompassed in the planning application (whether it be considered under sport, recreation, leisure or tourist adopted Local Plan policies).

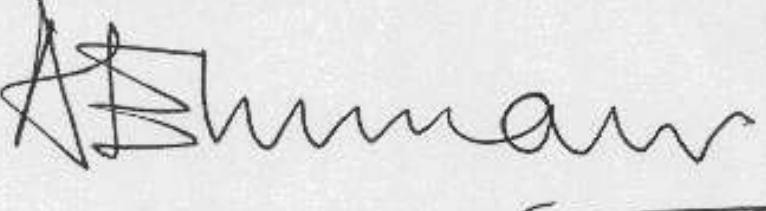
Once again we would respectfully draw your attention to the lack of objection by the Statutory Bodies responsible for the environment who support my client's view that no harm will be caused by the application.

Summary and conclusions

We would return to the reality of the application proposals, which comprise a small fishing hut designed to perform a supporting role in serving well-established leisure fishing on the River Avon. The hut is well designed and located in a well screened position and its use, scale, colour, construction, lack of landscape and visual impact from public viewpoints and lack of any intrusion on the neighbouring properties all combine to demonstrate the lack of any material harm generated by the application.

At the time of writing, in view of the general lack of objection to the application, including from the relevant Statutory Bodies, the support of the Parish Council and the general Local Plan policy support for small-scale development in the countryside (as identified above), I have assumed that the application can be delegated for you to determine. We do not believe that the (largely ill founded) letter of objection which has been submitted to you by my clients neighbour has identified any substantive matters which have not been addressed above but clearly if you need any further information please do not hesitate to contact me.

Yours faithfully,



A handwritten signature in black ink, appearing to read 'A. Shuman'. The signature is written in a cursive style with a large initial 'A' and a horizontal line underneath the name.