

Thank you for your time and attention to this matter.

As I am sure you can appreciate, this ongoing situation has been a source of significant concern for our family over the past year. I am writing to formally submit a few further critical points regarding inaccuracies in the planning submission, procedural oversights, and broader concerns regarding the proposed site impact for your consideration.

1. Inaccuracies in Planning Documentation and Procedural Handling

On November 10, 2025, I emailed Case Officer Selina Parker-Miles to point out a fundamental factual error on page 1 of the Planning Statement submitted by Harlow & Son (Section 2, *Site Context*). The submission incorrectly designated **2B Bradford Road as a "detached" property**, whereas it is **semi-detached**, sharing an internal wall with our property at 2C Bradford Road (a historic rural barn conversion, ref: W/92/0070/FUL).

In her response on November 13, 2025, Ms. Parker-Miles acknowledged:

"I am aware that the property is semi-detached as I dealt with a previous application on the site seeking preapplication advice (which is a confidential service). I will ask the agent if he can amend the planning statement."

We request that the Council carefully consider the following points:

- **Accuracy and Material Relevance:** It is concerning that an established planning consultancy produced highly complex calculations regarding footprint and volume (e.g., the dilapidated black haybarn / outbuilding 2B), yet mischaracterized the core physical structure of the property itself. A development's acceptable scale and impact differ significantly between a detached dwelling and a semi-detached property joined to a historic barn conversion.
- **Proactive Oversight:** Despite having prior knowledge of the site's semi-detached status, the Case Officer did not seek to correct this material error on public record until it was explicitly flagged by myself, the immediate neighbour.

2. Context, Site Integrity, and Impact on Amenity

Hillview Farm has been in my husband [REDACTED] family since 1953, originally forming part of a larger agricultural estate comprising of 60+ acres.. Our remaining 5 acres both properties, 2B & 2C are managed organically, with a focus on encouraging wildlife, biodiversity and maintaining rural character. The historic character, rural aspect, and

privacy of this setting were key considerations verbally agreed to when the applicants acquired 2B. .

The current proposals - specifically the proposed 10M × 6M outbuilding with a height of 4.5M - will permanently obstruct the open, long-standing view across the fields toward the chalk downland ridge from Bradford Road, our property entrance together with part of our driveway, which could be considered as harmful to the Cotswolds National Landscape (AONB). Furthermore, neighbouring residents at 2A Bradford Road have expressed growing concern regarding the scale and positioning of the outbuilding structure, which threatens to block key late afternoon and evening sunlight to their garden and their kitchen window..

When these concerns regarding visual impact and neighboring loss of amenity were raised directly with Ms. Parker-Miles during her recent site visit, they were met with no response. We are deeply concerned by what appears to be an uncritical acceptance of the applicant's proposals, without due consideration for neighbouring amenities or the historic rural context.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

While we understand the Council cannot control informal comments made by third parties, [REDACTED] combined with the current overbearing design choices, causes us profound concern regarding the development's intent and impact on our lives and those of the local community.

A full trail of email correspondence between myself and Ms. Parker-Miles is available upon your request.

Yours sincerely,

Julia Beale

(On behalf of Simon, Julia, and Tahlia Beale)