1. I applaud the draft high hedge bill, but would like to alert you to the following weaknesses in its wording pertaining to loss of view, as part of the bill's intention to safeguard an individual's reasonable enjoyment of their domestic property: Loss of view is a widespread problem, with, according to a Scothedge survey, 68% of disputes involving this issue.

2. Loss of view from a property that is obviously planned and built to maximise a view/views most certainly detracts from one's reasonable enjoyment of that property. Consider a lounge with a large glazed patio door unit onto a patio, with lounge furniture arranged facing the views beyond this patio. Block this view with a high hedge, and all former enjoyment of that extensive area of the property is lost. The whole 'reason for being' of the patio and large windowed area of the lounge is lost. Furthermore, the loss of view could adversely affect the value of the property.

3. Such loss of view needs to be specified in the bill, as the current wording is not specific enough to include this element of loss.

4. Further to the above note re. loss of view, regard is needed to each individual case, as proximity of hedge to view point (in this case patio and lounge) together with 'lie of land' both affect the point at which the view is lost. Reducing a nuisance hedge to a fixed height of 2 metres may or may not restore the lost view. In the case cited above, the nuisance hedge is just 5 metres from the patio, and the land encompassed in the view is downward sloping. Therefore the view is lost when the hedge exceeds just 1.5 metres. Ergo, the bill needs the flexibility to allow hedge height to be set particular to each individual case, otherwise the stipulated 2 metres becomes a nonsense.