

Fiona Ajram

From: Tom Miller [REDACTED]
Sent: 19 February 2025 11:30
To: NeighbourhoodPlanning
Subject: FW: Knightsford Neighbourhood Plan Local Green Spaces
Attachments: RE: Knightsford Neighbourhood Plan Local Green Spaces; RE: Knightsford Neighbourhood Plan Local Green Spaces

Follow Up Flag: Follow up
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Good morning.

Further to Mr Andrew Mead being appointed the examiner for the Knightsford Neighbourhood Plan, we can't find an email address for him so ask that you please send our below email chain / correspondence to him, and confirm this has been done. We will be looking to send this as a hard copy as well, but would prefer it was received electronically as the attachments are emails etc.

If there are any issues please don't hesitate to ask.

Best regards
Tom Miller

Good afternoon Mr Mead,

We write further to our objection below to the Knightsford Neighbourhood Plan, which I am sure has been forwarded to you as part of your review and attach the email correspondence for ease.

As you will note, West Stafford LVA LLP were not consulted during the Regulation 14 consultation (18th March – 3rd May 2024). We assume that the Neighbourhood Plan Group sought to rectify this matter by contacting us after the this on the 30th July.

The Neighbourhood Plan seeks to designate the land as a Local Green Space, as you will appreciate Paragraph 106 requires all three criteria to be met in order for a Local Green Space designation to be considered acceptable. We consider that criteria b) and c) are not satisfied and therefore it would be inappropriate for the NHP to designate Land east of Wynd Close as Local Green Space. More specifically, in relation to b) we can find no evidence within the Regulation 14 consultation which gives any validity to any of the criteria within limb b) being met. No valid justification has been provided and we can only assume that the proposed designation is a perceived approach to seek to resist the Site's development in the long term. This would appear to be the case as the Options consultation under Question 19 was worded "*We have identified three spaces in West Stafford parish which we consider could qualify as a Local Green Space. Do you think these are important*

green spaces that should be protected from development?” It is our belief that worded in this way led respondents to a view around the opposition to development as opposed to any commentary on the merits of suitability as a Local Green Space.

At this stage we would like to reiterate that the land has been the subject of trespassing by local residents in the recent past, and although we have resecured the fencing on site on multiple occasions, this continues to be damaged and forced open. We are looking to install a permanent fencing solution on our boundaries, either side of the Public Right of Way, and therefore there is no right for this land to be walked by local residents as the Neighbourhood Plan suggests.

In respect of the entrance to the village it is our opinion that only glimpses of the proposed Local Green Space are possible from the road with a well established and thick hedgerow and equally given the vegetation on both sides, views towards Manor House and Talbothayes Lodge are extremely limited. Indeed, if anything we find evidence that points in the opposite direction for example the plan on Page 56 entitled Valued Views and Local Landmarks does not show the land as featuring within such a view. We acknowledge it shows the presence of Public Right of Way S52/1 but that is not of itself reason to designate as Local Green Space not least because such a PRoW would be protected and incorporated as part of any residential scheme and is covered by other legislation.

We concluded our objection, asking that we were appropriately informed when the plan was submitted to the Council, and this did not happen. We would be delighted to attend any hearings etc. that you feel are necessary to ensure that the land is not included as a Local Green Space purely to stifle development within the village.

Best regards
Tom

Tom Miller
Associate Partner

[REDACTED]
[REDACTED]
[REDACTED]



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From: Alex Bullock [REDACTED]
Sent: 13 August 2024 17:37
To: Knightsford NP [REDACTED]

Cc: Tom Miller [REDACTED]

Subject: RE: Knightsford Neighbourhood Plan Local Green Spaces

Dear Tony and John,

I write on behalf of West Stafford LVA LLP and further to your e-mail of the 30th July 2024 to my colleague Tom Miller (copied in) in which you advised that ‘*Land East of Wynd Close, West Stafford*’ is being considered for Local Green Space designation through the Knightsford Neighbourhood Plan. Accordingly, within the remainder of this e-mail we set out our position in respect of this matter.

Regulation 14 Consultation

We note that the Knightsford Group of Parish Council Neighbourhood Plan was the subject of a Regulation 14 consultation between the 18th March and 3rd May 2024. We consider that the Neighbourhood Plan Group should have in accordance with Regulation 14 and the associated consultation requirements as defined by Schedule 1 consulted with West Stafford LVA because of the intention within the draft NHP regarding proposed designation as Local Green Space. We consider that a failure to do so is a fundamental flaw in the consultation process and we could suggest show a clear deficiency in relation to the consultation process which undermines the validity of any representations and conclusions drawn. We assume that the Neighbourhood Plan Group is seeking to rectify this matter with its e-mail, after the Regulation 14 consultation of the 30th July.

Draft Policy 10: Local Green Spaces

We note that the NHP proposes to designate four Local Green Spaces, namely:

- West Knighton Village Green and Playpark
- West Stafford Play Area
- The Green, West Stafford
- **Land east of Wynd Close**

Paragraphs 105 and 106 of the NPPF are of relevance. In particular we draw attention to the fact that paragraph 105 makes clear that Local Green Space designation should be consistent with the planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. As you are aware the land identified is the subject of a current planning appeal which proposes sustainable residential development proposed to help address a clear housing land supply shortfall.

Further, Paragraph 106 makes clear that Local Green Space designation should only be used where:

- a) In reasonably close proximity to the community, it serves;
- b) Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) Local in character and is not an extensive tract of land.

As you will appreciate Paragraph 106 requires all three criteria to be met in order for a Local Green Space designation to be considered acceptable. We consider that criteria b) and c) are not satisfied and therefore it would be inappropriate for the NHP to designate Land east of Wynd Close as Local Green Space and we intend to make such submissions to an Examiner if Policy 10 is not amended prior to submission, and we reserve the right to consider other aspects of the Plan, given the aforementioned deficiencies in relation to the Regulation 14 consultation.

More specifically, in relation to b) we can find no evidence within the Regulation 14 consultation which gives any validity to any of the criteria within limb b) being met. No valid justification has been provided and we can only assume that the proposed designation is a perceived approach to seek to resist the Site's development in the long term. This would appear to be the case as the Options consultation under Question 19 was worded "*We have identified three spaces in West Stafford parish which we consider could qualify as a Local Green Space. Do you think these are important green spaces that should be protected from development?*" It is our belief that worded in this way led respondents to a view around the opposition to development as opposed to any commentary on the merits of suitability as a Local Green Space.

The only reasoned statement within the NHP states the following:

Approx 1.2ha in size, owned by West Stafford LVA LLP and private individuals. This area of land is well walked by local residents, and visually forms part of the entrance to the village, as well as providing views towards the Grade I listed Manor House and its gate piers, as well Talbothayes Lodge to the east.

We would highlight at the outset that any use of the site, other than along the alignment of the PRow would constitute trespass on private land and therefore any suggestion that the land has been used for any other purpose beyond the PRow is fundamentally unlawful.

In respect of the entrance to the village it is our opinion that only glimpses of the proposed Local Green Space are possible from the road with a well established and thick hedgerow and equally given the vegetation on both sides, views towards Manor House and Talbothayes Lodge are extremely limited.

Indeed, if anything we find evidence that points in the opposite direction for example the plan on Page 56 entitled Valued Views and Local Landmarks does not show the land as featuring within such a view. We acknowledge it shows the presence of Public Right of Way S52/1 but that is not of itself reason to designate as Local Green Space not least because such a PRow would be protected and incorporated as part of any residential scheme and is covered by other legislation.

We further consider that the extent of the LGS at 1.2ha is extensive within the Site's context and there is no credible logic to why this boundary has been selected other than, as above, to oppose development. For example, even if we were to accept that the approach to the village is of importance of itself to designate Local Green Space (which we do not) we do not understand why land beyond the PRow and to the south of the recent Shepherds Walk development is included as it is not visible due to topography and existing vegetation as you approach the village. It is evident that no thought or logic has been applied to defining Local Green Space in this location and it is significantly different from the other three Local Green Space designations proposed which are all more formal green spaces i.e. children's play areas or recreational space with infrastructure such as park benches and hard surfaced footpaths.

The only exception to this is the Land East of Wynd Close which happens to also be land proposed for development in part to meet local affordable housing need and need for self-build. The only reason it is proposed is to seek to prevent development as opposed to a genuine local value to the land.

To conclude we strongly oppose the Site's proposed designation and will be seeking to make representations to any future consultation including after it has been submitted to Dorset Council and we urge you to ensure we are appropriately notified given our comments on the Regulation 14 consultation. In addition, and if necessary, we will attend any hearings with an appointed Examiner

and will seek to have this policy deleted and reserve our right to comment on other aspects of the Plan including whether it is fit for purpose not least because the Plan itself recognises at 7.1.7 that it does not include sufficient site allocations to meet the housing target.

Should you, having considered our representation, agree to remove land East of Wynd Close from Policy 10 we may not need to consider this matter further.

Kind regards,

Alex Bullock
Associate Partner (Planning)



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From: Knightsford NP [redacted]
Sent: Tuesday, July 30, 2024 4:04 PM
To: Tom Miller [redacted]; Stephanie Bird [redacted]
Subject: Knightsford Neighbourhood Plan Local Green Spaces

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Dear Tom and Stephanie

We are contacting you to let you know that Land East of Wynd Close, West Stafford, is being considered for Local Green Space designation through the Knightsford Neighbourhood Plan. Knightsford is the name of the group parish council for West Knighton, West Stafford, Tincton and Woodsford.

Local communities can identify green spaces for special protection (where planning permission for new buildings would normally be refused other than in very special circumstances). In order to qualify for the Local Green Space designation, it is important that the green space:

- is in reasonably close proximity to the community it serves*
- is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife*

- *is local in character and is not an extensive tract of land*

Designation does not in itself confer any rights of public access over what exists at present or any specific requirements as to how the land is managed.

We would welcome any comments you may have on this proposal at this stage. We will take into account your response in the decision whether to include your site in the Neighbourhood Plan that will go forward to examination. The independent Examiner for the Neighbourhood Plan will also consider whether the designation is appropriate before the Plan is finalised.

The information on site is covered on page 26 of the attached Draft Neighbourhood Plan.

We would be very grateful if you could reply to us by the 14th of August. Please get in touch if you have any difficulties responding by then.

Kind regards

Tony Meader & John Chittenden on behalf of the Knightsford Neighbourhood Plan Group

Fiona Ajram

From: Alex Bullock [REDACTED]
Sent: 23 August 2024 15:52
To: Knightsford NP
Cc: Tom Miller
Subject: RE: Knightsford Neighbourhood Plan Local Green Spaces

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Tony & John,

Many thanks for the e-mail. I can confirm we will take you up on the offer of commenting on other aspects of the Plan by the deadline you suggest.

Kind regards,

Alex Bullock
Associate Partner (Planning)



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From: Knightsford NP
Sent: Wednesday, August 21, 2024 11:56 AM
To: Alex Bullock
Subject: Fwd: Knightsford Neighbourhood Plan Local Green Spaces

Dear Alex

Thank you for your email dated 13 August which was discussed at the steering group meeting.

We note the points you make regarding the green space and will consider those and share them with the Parish Council in advance of making a final decision on the submission version of the plan. This will be documented in the consultation statement.

We also note that you wish to reserve your right to comment on other aspects of the Plan. Given that we have not received any comments from you during the 6 week consultation, and we cannot dictate who Dorset Council direct their consultation to, we would like to extend the opportunity for you to make those comments now (which we will accept as part of the Regulation 14 stage). Please let us know if you would like to take this

opportunity up, and if so, please ensure that you provide any such comments no later than 2 October 2024. The documents that formed part of the consultation remain on the Parish Council website, with the draft plan as previously provided (and both the plan and related evidence can be found under the relevant tabs on the Parish Council website here <https://knightsford-pc.gov.uk/knightsford-group-of-parish-council-neighbourhood-plan/>).

Kind regards

Tony Meader & John Chittenden on behalf of the Knightsford Neighbourhood Plan Group

----- Forwarded message -----

From: **Alex Bullock** [REDACTED]
Date: Tue, 13 Aug 2024 at 17:36
Subject: RE: Knightsford Neighbourhood Plan Local Green Spaces
To: Knightsford NP [REDACTED]
Cc: Tom Miller [REDACTED]

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Kind regards,

Alex Bullock

Associate Partner (Planning)

[Redacted]

[Redacted]



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