

From: [REDACTED]
To: [Local Dev. Framework](#)
Subject: Objection to EM-LGS11
Date: 05 February 2018 14:29:15
Attachments: [image001.jpg](#)
[Objection to EM-LGS11.pdf](#)

Dear Sirs,

I have previously submitted the attached objection on behalf of the land owner of the above site. His objection to the allocation of his land as Local Green Space still stands, and he would like the attached objection to be considered as the plan progresses.

Kind regards,

[REDACTED] **BSc (Hons) MSc MRICS**

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Planning Policy Team
1 Belle Vue Square
Broughton Road
Skipton
BD23 1FJ

07 July 2017

Dear Sirs

Local Green Space Call for Sites Consultation – Objection to the inclusion of land east of Kirk Lane, Emsay with Eastby, EM-LGS11

1.0 Introduction

I am writing to you on behalf of the owner of the above site, [REDACTED] who strongly objects to the proposal to allocate the site a 'Local Green Space' in the upcoming Local Plan.

The site is within an area designated as a Special Landscape Character Area and is protected by policy relating to open countryside under this designation. The site is also on the edge of the Yorkshire Dales National Park.

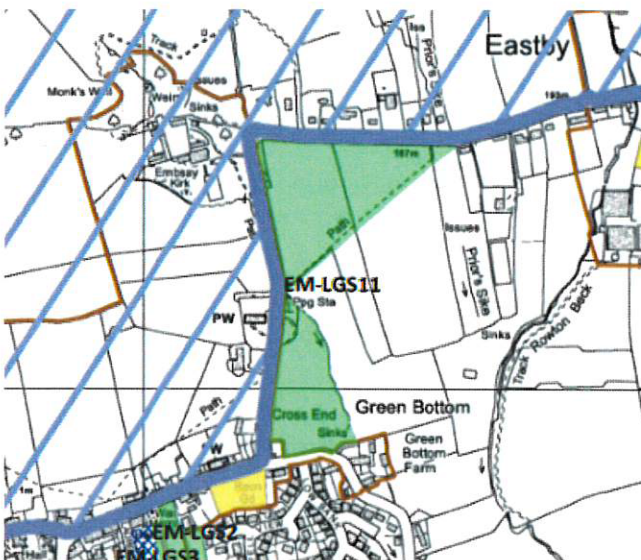


Figure 1: Extract from the Draft Craven Local Plan showing the site as a proposed Local Green Space. The plan is not to scale and is for identification purposes only.

2.0 NPPF Paragraph 77

“The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- *where the green space is in reasonably close proximity to the community it serves;*
- *where the green area 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; and*
- *where the green area concerned is local in character and is not an extensive tract of land.”*

The site needs to meet the above criteria in order to be considered appropriate for designation as a Local Green Space. The site does not meet the criteria set out in point 2 of NPPF Paragraph 77 as is demonstrated below in sections 2.1 to 2.5 of this letter.

The sites allocation is also contrary to point 3 of Paragraph 77 as the site is an extensive piece of land relative to the density and scale of development in the area, especially when considering that the proposed site is a similar size to Eastby. Compared to the Local Green Space proposed in Embsay it is very large in size and considering that Embsay is a larger settlement with denser development, it seems a very disproportionate proposed allocation.

2.1 Beauty

The site is agricultural land and is not significantly beautiful in respect to its own appearance. Equally the site does not need to be protected to safeguard views of and through the site as they are already protected by the allocation of the site within the Special Landscape area meaning it is protected by policy relating to development in the open countryside in the Craven Local Plan.

Planning Practice Guidance on Local Green Space states:

“Paragraph: 011 Reference ID: 37-011-20140306

What if land is already protected by designations such as National Park, Area of Outstanding Natural Beauty, Site of Special Scientific Interest, Scheduled Monument or conservation area?

Different types of designations are intended to achieve different purposes. If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.”

The site is already protected from development by open countryside policy. The site is also on the boarder of the Yorkshire Dales National Park and so any proposed development would be considered within the context of the National Park and the impact it would have on it. Therefore the site is already protected by existing policy from harmful development and so its allocation as a Local Green Space would not achieve any additional local benefit to protect the beauty of the site.

2.2 Historic Significance

There is no archeological interest in the site and the site has no cultural significance to Embsay with Eastby. This is confirmed by the site not being included within the proposed conservation area for Embsay with Eastby in the draft local plan, which stops west of the site at Kirk Lane.

2.3 Wildlife

The site has no significant wildlife on it. It is agricultural land grazed by livestock.

2.4 Tranquility

This is a farmed site and livestock are present on site and farm machinery is used in the management of the land. The site is located adjacent to Kirk Lane which is a well-used road which generates traffic noise. The site is therefore not tranquil and cannot be considered as a tranquil place to be.

2.5 Recreational Value

The proposed site has a public footpath along the south east edge of its northern section. There is no public access into the remainder of the site. The allocation of the site as Local Green Space would not add any benefit to protecting views from the footpath as they are already protected by existing policy.

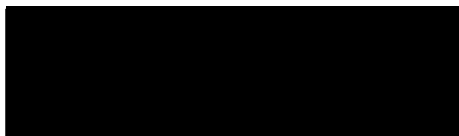
3.0 Conclusions on the sites suitability as a Local Green Space


The site doesn't meet the necessary criteria as outlined in sections 2.0 to 2.5 above. The site is therefore not a suitable Local Green Space.

The land owner strongly objects to the proposed inclusion of the site in the Local Plan as Local Green Space as it is an extensive piece of land which is protected by existing policy and therefore the site is not suitable for a Local Green Space Allocation and would also be an unnecessary allocation as the site is protected by existing policy.

I trust that this is in order but if you have any queries then please do not hesitate to contact me.

Yours faithfully



 **BSc (Hons) MSc**
Graduate Surveyor
For and on behalf of David Hill LLP

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