

From: [Samuel Green](mailto:Samuel.Green@britannicholdings.com)
To: "roger.marsh@squirepb.com"
Subject: RE: Mr Sam Green - Planning Application Reference ZC23/02895/FUL - Manor Cottage, Shaw Lane, Farnham, Knaresborough, North Yorkshire
Date: 23 October 2023 14:09:00

Good afternoon Sir Roger,

Planning Application Reference ZC23/02895/FUL

I am just following up on my email of 12 October (copy below) - I did receive an automated read receipt, but can't see that I have received any further communication from you since.

I would be grateful if you could at least confirm (if you are not able to deal with this matter personally) that my email and notification contained within it, regarding in particular the false and unjust allegation which has been made about us by Squire Patton Boggs on behalf of Mr and Mrs Parkin that "*The Applicants are Directors of Yorkshire Land Limited*" has been passed onto the necessary department/ member of staff at Squire Patton Boggs to deal with and respond as a matter of urgency.

As an aside, I am unsure whether you are familiar with Mr Theakston - I understand that like Mr Theakston, you also serve as a Deputy Lieutenant (albeit for West Yorkshire, whereas Mr Theakston serves in North Yorkshire) but it has since come to my attention that Mr Theakston is also familiar with Squire Patton Boggs, with the most recent Full accounts for his company (T.&R. Theakston Limited) made up to 31 December 2022, confirming that the firm acts as solicitors for his company. Whilst I have no evidence of such, it may also therefore be that the firm also acts for Mr Theakston personally. Whilst I accept that the fact Squire Patton Boggs possess client relationships with two sets of people that happen to both reside in the same small village and have both objected to our planning application may be just entirely coincidental, I hope you can understand why learning of these connections since my last email to you has at least raised our eyebrows.

In any event, we are simply seeking, entirely reasonably based on factual evidence, for Squire Patton Boggs to address a false allegation the company has made about us on in a public document prepared on behalf of its clients, and to attain fairness accordingly.

Kind regards

Yours sincerely

Sam Green

Mr & Mrs S. Green

From: Samuel Green <samuel.green@britannicholdings.com>
Sent: Thursday, October 12, 2023 11:37 AM
To: 'roger.marsh@squirepb.com' <roger.marsh@squirepb.com>
Subject: Mr Sam Green - Planning Application Reference ZC23/02895/FUL - Manor Cottage, Shaw Lane, Farnham, Knaresborough, North Yorkshire

Dear Sir Roger,

Planning Application Reference ZC23/02895/FUL
Erection of self-build dwelling, landscaping and associated works
Manor Cottage, Shaw Lane, Farnham, Knaresborough, North Yorkshire, HG5
9JE

We have never met or spoken previously, but coincidentally, your name and the fact that you are working with Squire Patton Boggs, was mentioned to me recently in relation to an entirely unconnected matter by my friend and colleague Cllr Nick Brown, who I understand you are also familiar with.

I am contacting you in my personal capacity in relation to a planning application which my wife, Maya and I have submitted for the erection of a single high-quality self-build home in the village of Farnham, which if approved, will be our first owned home and somewhere we intend to be our forever home for our young family, which we hope to grow, giving our baby son some siblings! So I hope you will appreciate that this is very much a matter that is deeply important to us.

Unfortunately, we have discovered that an objection has been submitted by Squire Patton Boggs on behalf of the firms clients, Mr and Mrs Parkin, who live at Branton Court in the village, approximately 0.20 miles to the north from the location of our application site along Shaw Lane. A copy is attached for reference.

Whilst we fully appreciate (and value!) that we live in a democracy and it is Mr and Mrs Parkin's right to object to any planning application, what we are particularly saddened and concerned about is that fact that the objection states untruthfully at section 9.1 that "*the Applicants are Directors of Yorkshire Land Limited*" as this is categorically incorrect. The application has been submitted by me (Mr Samuel Green) and my wife (Mrs Maya Green) and a simple search of companies house confirms that neither my wife or I are Directors of Yorkshire Land Limited.

This is a matter which was first raised in another objection on behalf of the owners of the property (1 Manor Court) immediately adjoining our application site and which has already been addressed directly with them and the Case Officer of our planning application by our solicitor. Therefore, a copy of our Solicitors letters, as sent to both parties, confirming that I am not a Director of Yorkshire Land Limited and that the application site is and always has been in my ownership, is attached for information.

In addition, the objection prepared and submitted by Squire Patton Boggs also states at section 8.4 that:

"... when occupied, the dwelling will enable the Applicant to see directly into the properties to the south, given that gable-end windows are to be installed on the side elevations."

This is again categorically untrue. Just a cursory review of our submitted plans shows that the only windows in the gable end are two minor En-suite bathroom windows, which will be required to be fitted with obscured glazing in accordance with planning regulations. I am highly surprised, given the reputation of Squire Patton Boggs, that this is something whoever has written the objection on behalf of Mr and Mrs Parkin was not already aware of.

We are most saddened that we have never met Mr and Mrs Parkin, but nonetheless look up to them greatly for the success they have achieved coming from a working class background and also the beautiful job they have made of developing their own property and the adjoining stud in the village. However, we believe they must have been encouraged (or perhaps even directly asked) to submit an objection to our planning application, as disappointingly it includes matters which could never affect them (I.e. the Gable End Windows of our proposed dwelling facing our neighbours property at 1 Manor Court) as Mr and Mrs Parkin could never see them from their property at Branton Court or even while travelling to and from their property along Shaw Lane. This is what leads us to think the Objection has been encouraged, together with the fact that the objection largely reflects and repeats the objections made on behalf of the neighbours directly effected by our site, Mr and Mrs Theakston of 1 Manor Court, who instructed ELG to object on their behalf and were the first to object to our planning application. I am aware Mr Theakston is very well connected, having served for 18 years as a member of Harrogate District Council and currently as a Deputy Lieutenant of North Yorkshire and am again saddened as I simply want fairness.

I am unsure whether you are familiar with Mr and Mrs Parkin, but given the above and the great importance of this application to us personally, I thought I should at least take the opportunity to try and reach out in the hope that Mr and Mrs Parkin may wish to withdraw their objection following this reasoned correspondence from me, as a gesture of goodwill towards me and my young family, who are genuinely looking to get on the property ladder through building this forever family home with the help of my parents (who it is no secret, do own Yorkshire Land Limited) or failing this, to respectfully ask at the very least that the categoric untruths made in the objection on behalf of Mr and Mrs Parkin are please corrected.

I understand how busy a successful businessman like Mr Parkin will be and am not even sure he will have had the time to read the objection submitted on his behalf. If this is the case, I can't speak for Mr and Mrs Parkin, but I know if I had the same standing as a successful high-profile businessman, that I would be embarrassed both personally and on a reputational basis to know an objection submitted in my name contained such errors and untruths about someone else and their planning application.

I have sent this in good faith and I do very much hope you can assist me in some way with this matter.

Kind regards

Yours sincerely

Sam Green

Mr and Mrs S. Green