

From: [Samuel Green](#)
To: david.boulton@elgplanning.co.uk
Cc: [Rodney Blezard](#)
Bcc: [Steven Green](#)
Subject: Fwd: Planning Application: land adjacent to Manor Cottage
Date: 19 October 2023 01:31:30
Attachments: [image001.png](#)
[Untitled attachment 00044.htm](#)
[image002.aif](#)
[Untitled attachment 00047.htm](#)
[image003.jpg](#)
[Untitled attachment 00050.htm](#)
[image004.png](#)
[Untitled attachment 00053.htm](#)
[Email from David Boulton ELG Planning 18.10.2023.pdf](#)
[Untitled attachment 00056.htm](#)

Dear Mr Boulton,

Planning Application Reference ZC23/02895/FUL

We note your email correspondence to our solicitor of 10:36hrs on 18 October 2023.

I hope you will agree with me on the fact that you do specifically refer within your objection letter in relation to our above referenced planning application (which has been prepared and submitted on behalf of your client, Mr and Mrs Theakston) to Yorkshire Land Limited being 'the applicants development company'.

Having apparently been so forensic in the research contained in your email to our solicitor as to the planning history at Manor Cottage, we are at a loss to understand how, particularly as an experienced professional MRTPI planning consultant (*where the RTPI website sets out that Planning professionals are expected to meet and maintain high standards of competence and conduct themselves in a way that inspires trust and confidence in the profession*) that you could or would even be willing to make such a statement/allegation about us (not least in a document to be published in the public domain) without first corroborating the facts.

As the planning application documentation only identifies the applicants as Mr and Mrs Green/Mr & Mrs S. Green, and therefore only my initial and surname were in the public domain at the point of you submitting your objection to our planning application on behalf of your client, surely, as an experienced and professional planning consultant, you would have understood that it was not possible to corroborate the factual basis of your statement/allegation about our relationship with Yorkshire Land Limited and it was therefore at the very least, mischievous to willingly make such a statement/allegation on this basis.

That said, I feel it reasonable to think that Mr Theakston would have informed you of his correspondence and meeting with me, following my initial approach to him regarding our proposal (which I am advised subsequently led to him instructing your professional planning services) and therefore given the personal interactions between us, Mr Theakston was already aware of my first name being Sam. Indeed, he has called me by my name in text messages between us on our mobile phones (which I have retained as evidence) predating your objection letter and therefore

for all I know, Mr Theakston could already reasonably have notified you of my first name prior to you preparing and submitting the objection letter on their behalf, which would have allowed you at that point to undertake a search at Companies House to confirm whether or not I was a Director of Yorkshire Land Limited and make changes to your objection letter accordingly to reflect the facts.

It is a fact that neither my wife (Maya Green) or I (Mr Sam Green) have ever have been Directors or Shareholders of the said company.

Having already had this fact clarified to you in good faith by our solicitor, we believe your continued refusal to apologise to us serves to demonstrate the unscrupulous approach taken by you and other objectors to our planning application, perpetuating the same mischievous statements and untruths about us.

In addition, we consider that your remark to be defamatory, and whilst we will not be pursuing legal recourse on this occasion, it is without doubt highly unprofessional of you and something we would not expect from any morally upstanding citizen, but certainly not a chartered MRTPI Planning consultant, where we wish to point out that your behaviour is apparently at odds with the RTPI Code of Professional Conduct.

You may be aware that your client is currently under investigation by the Council's Enforcement Department with regard to the unlawful domestic use of agricultural land in their ownership adjoining their property at 1 Manor Court, together with (we are advised) the removal of a tree within the Farnham Conservation Area by (or on behalf of) your client without the necessary permission from the Local Authority.

I would respectfully suggest that your continued failure to apologise to us for your patently untrue statement/allegation in the face of firm evidence (having also had the factual position confirmed to you by our legal representative at our request) taken together with the fact that your client (on whose behalf you have submitted the objection in which that patently untrue statement/allegation about us has been made) has, it appears, willingly contravened provisions of the Town and Country Planning Act in relation to the unlawful domestic use of land in their ownership and other matters is, we would respectfully suggest, if not reputationally damaging both to you and your planning consultancy firm ELG (where we understand that you serve as a Director) then at the very least, highly embarrassing.

The irony of this situation is not lost on us.

Yours sincerely

Sam

Mr & Mrs S. Green

Begin forwarded message:

From: Rodney Blezard <rblezard@bpkcumbria.co.uk>
Date: 18 October 2023 at 15:15:33 BST
To: samuel.green@britannicholdings.com
Subject: Planning Appliation: land adjacent to Manor Cottage

Dear Sam,

Please find attached, copy email received from David Boulton today, for your information.

Best regards
Rodney

Rodney Blezard
Senior Associate Solicitor