

Neighbourhood Plan – Kinver
02/03/23 by Email

Dear Sir / Madam

I wish to make comment on behalf of the landowner of part (eastern side) of a site proposed as LGS – site K02.

We have made a previous submission which highlighted that insufficient evidence had been submitted to identify the sites local importance as a green space with particular importance to local people. Evidence is required to demonstrate the specific local value and particular importance over and above its existing protection from development.

Tests against the NPPF criteria such as displaying local character, demonstrably special to the local community with particular local significance ('community value') and not being an extensive tract of land, should be evidence over and above the brief notes from the steering group. The land in question is managed under a Forestry Commission approved plan and Countryside Stewardship agreement covering permanent pasture and there are no public rights of way.

Other sites put forward have an existing use which supports public access and recreation, and the part of K02, owned by [REDACTED] does not demonstrate this recreational value or the reference to sport / events or paths that are listed in the consultation rationale.

We would comment against SSC's Assessment Criteria for LGS suggestions:

- [Is the site already protected from development](#) – Yes.
- [Is the site in reasonably close proximity to the community it serves](#) – there are no additional walking routes across this land, other than it borders the canal towpath.
- [Is the site local in character. An extensive tract of land](#) – the site is local in character and representative of many wooded areas and grazing fields locally. The area selected is, in our opinion, an extensive tract of land. It is managed and farmed as part of a wider holding of similar open countryside and as such not distinct or well defined in any way.
- [Is the site of particular local importance and is there any evidence to show that it is demonstrably special to the local community it serves](#) – we have not had sight of any report showing demonstrable community value.

The land is of great benefit to wildlife and ecology and is managed to enhance this; also in part, the land was the route of a now disused tramway (Kinver Light Railway), but this does not, we feel, require the site to be designated, in order to provide any greater significance than that it already affords and for which it is protected from development.

We will await your decision and would be grateful of notification in due course.

Yours faithfully,

N S Ward (Mrs) BSc MRICS
Resident Land Agent

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