



YORKSHIRE GARDENS TRUST

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www.yorkshiregardenstrust.org.uk

Mrs Val Hepworth

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Mr Andy Hough
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Dear Mr Hough

DCCONLEG 6.500.283.D.REMMAJ 22/03220/REMMAJ Reserved matters application (appearance, landscaping, layout and scale) for Phase 3 of Class E (Commercial, business and service), B2 (general industrial) and B8 (storage and distribution) development, associated infrastructure and engineering works, approved in outline under hybrid planning permission 21/01238/EIAMAJ. Land Comprising Field At 440633 457078 Allerton Park North Yorkshire. RESERVED MATTERS

Thank you for re-consulting The Gardens Trust (GT) in its role as Statutory Consultee with the reserved matters application, with regard to proposed development affecting Allerton Park, a site included by Historic England (HE) on their Register of Parks & Gardens, as per the above application, at grade II. The Yorkshire Gardens Trust (YGT) is a member organisation of the GT and works in partnership with it in respect of the protection and conservation of registered sites, and is authorised by the GT to respond on GT's behalf in respect of such consultations.

As we noted in our previous letters, the land for this employment park is within the wider setting of Allerton Park and especially the views from the two elevated buildings within the registered park and garden; Allerton Castle at grade I and the Temple of Victory at grade II*. We have expressed our concerns in other consultations, in particular regarding the massing, scale and the landscape scheme proposed which we consider will be damaging to the significance of the heritage assets in what has been until recent times a largely rural setting where the reciprocal views can be widely enjoyed.

The hybrid planning application 21/01238/EIAMAJ was granted permission in 2021. The submitted information in this reserved matters application, for Phase 3 does not address our previous concerns.

The landscaping appears to be much the same as the design that we objected to on 24 April 2021: *'the viewing corridor noted is narrow, sparsely planted and incomplete and that the impact on the designated heritage assets although recognised, does not appear to have been properly considered in the design and landscape proposals'*. The view is still narrow, confined by the units east and west, and still appears to be for-shortened.

The design has not got any better, in fact the opposite. The proposed landscape plan is diminished from the Landscape Masterplan dated 10:08:2016 of the outline application and the views from the Temple of Victory are unresolved.

We note the response dated 25th May 2023 from Historic England and strongly support their views. The application continues to have insufficient regard for the settings of the highly designated heritage assets in Allerton Park and the Registered Park and Garden.

We offer further advice: The existing tree cover/planting referred to, to the west of the slip road looks very much like overgrown deciduous shrubs which will offer little screening in winter months. It would be better if the boundary planting could be strengthened along the east of the site and include evergreens such as holly trees (*Ilex aquifolium*) so at least there would be screening in the future.

There doesn't appear to have been any consideration of how the development will look from the Temple of Victory in terms of roof design. There are already quite large areas of glazing and zones earmarked to potentially accommodate solar panels in the future both of which will be even more intrusive, all very industrial in appearance in what has been essentially a rural area. We underline the value of the green environment and its beneficial effects on the health and well-being of everyone as we progress into the future, notwithstanding the benefits for wildlife generally. We also note that much has been made of the exterior finishes at ground level, but this has not been extended to the roof design. In our letter of 24th April 2021, we wrote:

'The roofs are largely flat and we query why green roofs are not proposed. Not only would green roofs make the development less visually intrusive but would also be better for the environment generally and helpful for climate change mitigation.' Some areas of green roof would be beneficial.

In our view the appearance, landscaping, layout and scale for this employment/business/commercial development within the setting of important heritage assets could have been a high-quality example for sympathetic developments in such locations. Unfortunately, and very disappointingly it seems that this will not be the case at all and we urge your authority to address our concerns in this and our previous responses.

The Gardens Trust and Yorkshire Gardens Trust consider that this application does not meet the requirements of NPPF paragraphs 199, 200, 202 and 206 and we wish to register our objection to this application in its present form.

Yours sincerely

Val Hepworth
Trustee Conservation and Planning

cc. Historic England, Conservation@ the Gardens Trust

