



YORKSHIRE GARDENS TRUST

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Dear Sukaina Devraj

NY/2025/0016/73 Consultation on planning application for the purposes of the Variation of Condition No's 1,2,3,20,& 21 of planning permission ref. C6/19/00988/CMA to allow for the continuation of importation and placement of non-hazardous soil, amend the approved landform and date for final restoration, and removal of condition No23 on land at Allerton Park Landfill, Moor Lane (off A168), Knaresborough, HG5 0SD

Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to proposed development affecting Allerton Park, a site included by Historic England (HE) on their Register of Parks & Gardens, (RPG), 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 you will know the complex of listed buildings that make up Allerton Park includes three listed buildings towards the southern boundary of this planning application: Temple of Victory (grade II*), Lady's Cave Folly (grade II), and Bridge (grade II). These have had extensive restoration work and are significant structures. Beyond, further south, is Allerton Castle at grade I. Allerton Castle and the Temple of Victory are the two particularly elevated heritage buildings within the RPG and views from them to the north are important to safeguard.

Thank you for the helpful Decision No. C6/19/00988/CMA document dated 15th May 2020.

The Planning Statement December 2024 notes:

1.2.1 Planning permission is sought for a 2-year extension to the life of the existing Allerton Park Landfill facility, to enable an appropriate landform to be delivered and restoration to be completed. It is proposed that Condition 1 [Duration of permission] of planning permission ref. C6/19/00988/CMA is varied to 31 December 2026 allow the importation and placement of soil until 31 December 2026, with restoration to follow by 31 December 2027.

1.2.2 It is also proposed that the approved landform and restoration strategy are amended. To facilitate this, it is proposed that Conditions 2 [Definition of permission,] 20 [Landscaping & 'after care'], and 21 [Restoration] of planning permission ref. C6/19/00988/CMA are amended. The proposed amendments also include a change to the material proposed to be landfilled at the site going forward, replacing the approved strategy using 'non-hazardous waste' with 'non-hazardous soils' only, which would be reflected by variation of Condition 3 [Limitations to permission].

1.2.3 Following the closure of RAF Linton-on-Ouse, Condition 23 [Bird Hazard Management Plan] is no longer considered relevant. As such, it is proposed that this condition is deleted.

2.1.3 '...The south-eastern corner of the Site forms part of the Allerton Park Registered Park and Garden...' We would also say that the south of the Site forms the northern boundary of Allerton Park RPG.

We have no comments to make on the **Variation of Conditions 1,2,3 and 23** but emphasise that this does not in any way signify either our approval or disapproval of those proposals.

In terms of the RPG, we do have some concerns/queries about **Variation of Condition 20, 'Landscaping & 'after care'** and **Variation of Condition 21 'Restoration'**, having looked at the submitted documents.

The Planning Statement at 3.2.2 writes 'The proposed landform would replace the currently approved larger domed landform with a landform which would slope downwards towards the area to the south of the Site. The massing of the landform would be significantly reduced, and a more level landform would be introduced. The landform would also include a newly formed settling pond, in the rough location of the existing pond, which would collect water from the landform before discharging it into the larger pond to the south.'

At 3.3.2 '...The proposed Restoration Plan (ref. 3738-01-05) has been updated: Further woodland and wet woodland would be introduced along the south-western boundary and close to the existing pond, in line with the approved Restoration Plan. Hibernacula, log piles and rafts would also still be delivered in accordance with the approved Restoration Plan. '

At 3.3.3 'Within the tipping area Open Mosaic Habitat ('OMH') has developed, whilst this cannot be retained due to tipping, it is proposed that replacement OMH will be delivered on the southern flank and on the flatter area close to the existing pond. Within the area covered by the Registered Park and Gardens new parkland, comprising grassland and tree planting is proposed. The revised restoration would also include a settling pond, which would collect surface water from the landform before discharging into the pond to the south. Species rich grassland is proposed across the remainder of the tipping area.'

New Landform:

We welcome the proposed new lower landform with a more gentle profile than the approved scheme.

Water, Potential Run-off/Ground Water:

Despite the ponds and the Surface Water Management Plan, we are unsure about the water situation from the Site relative to the RPG and how this could affect the trees, particularly as we now experience periods of very excessive rainfall.

There is the potential for run off/ground water affecting both the area of the new proposed landscape and the adjacent registered park. There has been quite a lot of more recent tree planting in the North Park and especially there was a belt planted along the northern boundary. We understand that the North Park suffers with flooding and that there are often large areas of standing water.

Planting - Trees, Habitat etc:

Although we agree that there should not be any boundary fencing, we are not clear which tree species are being proposed for planting along the boundary between the RPG and the Site and we suggest that the junction may need strengthening with a further belt of boundary trees. We would hope for species to be planted that are found in the historic designed landscape.

This situation and the planting along the boundary should be examined against the historic designed views particularly relative to Section A: Mansion House and Section B: Temple of Victory. There may be a need to plant trees near the viewpoints to reduce/cut off views to the Site.

We note that the small section of registered park within the red line boundary is proposed to be parkland trees. Although planting parkland here may be a good solution, we suggest that this will be an isolated area and visually cut-off from the wider registered park to the east and some of the south. Instead developing a wood pasture habitat similar to that proposed for the south of the Site, with tussocky grassland and scattered scrub and trees would accord more with the former character of the northern park, be far more beneficial for biodiversity and would visually connect the consented woodland planting to the west with the wet woodland to the east and beyond into the North Park.

We haven't seen any detailed information relating to how the new trees will be established. Establishing trees in landfill situations is difficult and a detailed methodology and after-care should be a condition of the variation. We also suggest that there could be an increased percentage of more pioneering nurse species planted; willow, alder, birch etc to assist the longer-term hardwoods.

Overall, we consider that there should be a detailed planting plan.

Ideally the mix should reflect the species in the historic designed landscape as far as is possible particularly those trees which are planted for the long-term to enhance the designed landscape and be enjoyed by many generations to come.

Yours sincerely

Val Hepworth
Trustee Conservation and Planning

Cc Yorkshire and the Northeast Historic England; Kristof Fatsar Historic England, the Gardens Trust