



YORKSHIRE GARDENS TRUST

President: Countess of Harewood

Vice-presidents: Lady Legard, Peter Goodchild, Nick Lane Fox

www.yorkshiregardenstrust.org.uk

Ms Natalie Ramadhin
Planning and Development Division

Mrs Val Hepworth
Trustee
Conservation and Planning

Harrogate Borough Council

planningconsultation@harrogate.gov.uk
16th May 2022

conservation@yorkshiregardenstrust.org.uk

Dear Ms Ramadhin

22/00186/DVCM AJ Variation of condition 5 (to allow for the permanent siting of the fixed tents but not in operation between 31st December and 1st March) and condition 6 (for the Managers accommodation to not be occupied between 31st December and 1st March) of planning permission 19/02600/FULMAJ - Change of use of land to form camping site to include erection of 1 no. communal and 12 no. accommodation yurts, spa facility, managers lodge and associated facilities with parking and soft landscaping. Land Known As Fishpond Wood Risplith North Yorkshire. RECONSULTATION

Thank you for reconsulting the Gardens Trust (GT) in its role as Statutory Consultee with regard to any proposed development affecting a site listed by Historic England (HE) on their Register of Parks and Gardens. 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. The area of Eavestone Lake and Fishpond Wood is not on the Register.

We refer you to our letter of 30th September 2019 responding to the earlier application: **19/02600/FULMAJ | Change of use of land to form camping site to include erection of 1 no. communal and 12 no. accommodation yurts, spa facility, managers lodge and associated facilities with parking and soft landscaping. | Land Known As Fishpond Wood Risplith North Yorkshire**, in which we expressed our concerns.

In that letter, we explained in some detail the significance of Eavestone Lake and Fishpond Wood. The application site is situated on land just off the B6265, c.9km to the west of Ripon, within the Nidderdale Area of Outstanding Natural Beauty (AONB). The landscape shows signs of historic design with its sinuous lakes which have been dammed, high gritstone cliffs and accompanying careful planting and boathouse. We understand that the lakes may have been medieval fishponds for Fountains Abbey which is located c.5km to the east.

In our letter of 17th February 2022, we noted that planning permission for this application was granted on the 12th November 2020 and we wrote the following:

The Decision Notice for 19/02600/FULMAJ states:

5 The fixed tents, including the spa tent, shall be removed from the site between 31 October to 1 April the following year.

6 The managers accommodation hereby permitted shall not be occupied between 31 October to 1 April the following year.

The reasons being:

5 The provision of year-round residential accommodation would be unacceptable in this location.

6 The provision of year-round residential accommodation would be unacceptable in this location.

We also note the reason for condition 7:

'To provide adequate mitigation and compensation for the loss of habitat within the SINC and for the indirect impacts on the SINC of increased disturbance'.

We are concerned that any extension of the period of operation must result in increased disturbance for the SINC and result in added risk to the beauty and tranquility of the lake and this part of the AONB.

Our objections remain to the above proposed Variations from the Decision Notice for 19/02600/FULMAJ.

Yours sincerely,

Val Hepworth
Trustee Conservation and Planning

cc, Chris Mayes, Landscape Architect North of England, Historic England
e-yorks@historicengland.org.uk; Conservation@ the Gardens Trust