



# YORKSHIRE GARDENS TRUST

President: The Countess of Harewood

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

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Mrs Susie Watson

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Val Hepworth

Trustee

Conservation and Planning

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21st November 2025

Dear Mrs Watson,

**25/06271/FU Variation or removal of condition 17 (grassland and wildflower plan) to previously approved planning application 16/04643/FU (Conversion of the former administration block and workshops to create 46 residential units and one retail unit and erect 25 new dwellings) for substitution of the approved grassland management plan, Bradford Road. Menston, Ilkley LS29 6FW**

Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to any proposed development that could affect a site included by Historic England (HE) on their Register of Parks & Gardens – High Royds 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.

High Royds Hospital was built as a mental hospital by West Riding County Council, and it was opened in 1888. Constructed around the centre of its 100ha site the Hospital enjoyed a generous boundary of fields and trees which played an important role in the treatment and support of the patients. The hospital closed in 2003, and it has been progressively converted to residential use since 2007 to the present day.

This c.4.7ha land (SE 17332 432285) is adjacent to 6 Linton House, 40 Norwood Avenue, Menston, LS29 6GT. It comprises one parcel of horse-grazed species poor Modified Grassland. This Revised Grassland Management Plan supersedes Revision S2, P5, October 2018.

We understand that the grassland currently has very low biodiversity value (2.4.1.6 Revised Grassland Management Plan June 2025) and is likely to respond well to the Plan to increase botanical diversity if correctly implemented and managed. There is to be no grazing by livestock (including horses) from Year 1 to Year 30 inclusive and the site will be monitored and remedial measures taken as necessary for the plan.

Horse grazing by itself can be harmful to grassland and there is a tendency for a lot of dock and nettle to thrive. From experience of managing land as Pennine Dales Hay Meadow we improved the

wildflower content by spreading seed on scarified ground. We also grazed the aftermath/"fog" after a hay crop had been taken off which helps to press the scattered seed from haymaking into the soil – particularly good for yellow rattle (*Rhinanthus minor*) to flourish.

We presume that this land, which is in close proximity to housing, is going to be amenity land rather than farmland, so we can understand that to have livestock could be more difficult with the need for good fencing and concerns about worrying etc. Removing the hay would achieve the long-term aims.

The Gardens Trust and Yorkshire Gardens Trust have no objection.

Yours sincerely,

Val Hepworth, Trustee Conservation and Planning

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