



YORKSHIRE GARDENS TRUST

President: The Countess of Harewood

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Mrs Val Hepworth
Trustee
Conservation and Planning

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8th December 2023

Dear Mrs Griffiths

R/2023/0746/RSM RESIDENTIAL DEVELOPMENT OF 56 HOUSES WITH ASSOCIATED ACCESS, OPEN SPACE, LANDSCAPING, PARKING AND DRAINAGE INFRASTRUCTURE. (Resubmission). LAND OFF TREFOIL CLOSE AND MEYNELL AVENUE, GUISBOROUGH.

The Gardens Trust (GT) is the 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. We also on occasion respond to planning applications affecting non-registered sites that are locally or regionally important as in this case with the gardens at Tudor Croft, Guisborough.

We strongly objected to the previous application for 65 houses on this land **Ref: R/2021/0986/FFM**, that was refused. The current application although for 9 fewer houses will permanently damage the setting of Tudor Croft, Stokesley Road, Guisborough; a significant Arts and Crafts designed house with associated gardens and we again strongly object.

The application site comprises a series of small fields, woodland, hedgerows and stream (Hutton Beck) and is located within an existing residential area on the western side of Guisborough close to the main A171 road. This is the last large area of green open space left in Guisborough with its associated wildlife and its medieval ridge and furrow (what would have been part of the settlement's open field system). The boundaries of the site are generally formed by hedgerows and/or trees and the north-eastern boundary marked by a tall, thick hedge beyond which lies a horse paddock. The small stream, Hutton Beck, flows broadly south-west to north through an area of deciduous woodland on the site. Tudor Croft with its 5 acres of gardens, woodland and stream lies along the north-west boundary of the area that is proposed to be filled with built development.

In our view the arguments against development on the land that is the subject of this application are the same as those for the previous application.

In addition, we also note the comments from Greener Future at your Authority: 'We have concerns about the proximity to the flood plain around the beck and the impact it may have on existing

development in the area. The proposed development of green field sites is not in line with the Council's approach to biodiversity and climate change adaptation, both of which are key priorities.'

Tudor Croft Gardens are the best known and probably the most beautiful, unique private gardens on Teesside. The media often refer to them as Botanic Gardens since every plant, shrub and tree planted since 1995 has been labelled and catalogued. They are a significant heritage and horticultural asset to the area, much appreciated by locals and visitors alike who have visited since 1954 raising huge sums for charity. The gardens provide employment for several skilled gardeners and some fifteen people work as regular volunteers. They are an important part of Guisborough.

The damage that a development such as that proposed will be permanent. Part of the 'borrowed landscape' of Tudor Croft gardens, is Highcliff, which dominates the views from the garden to the south and towards the moors. By building houses on raised ground between the gardens and Highcliff, the unique setting and beauty of this special garden would be lost for ever.

The effect of the increased human activity, hard landscaping, the noise and light pollution and especially even greater sewage pollution will adversely affect the wildlife and the natural balance of the garden would be lost; it is unlikely to survive. This would be a huge loss to us all, and to Redcar and Cleveland in particular.

In conclusion the Yorkshire Gardens trust strongly objects to this planning application.

Yours sincerely

Mrs Val Hepworth

Trustee Conservation and Planning

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