



YORKSHIRE GARDENS TRUST

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16th June 2023

Dear Mr Walsh

22/04808/FULMAJ Construction of annex to provide support facilities for Ripon Cathedral, including a refectory, a Song School and toilets, involving the demolition of a toilet block, outbuildings and a stone wall plus the replacement of trees which will be lost and the enhancement of part of Minster Road. REVISED SET OF DRAWINGS RECEIVED TO REPLACE DRAWINGS THAT WERE INCORRECTLY SCALED. Ripon Cathedral Minster Road Ripon North Yorkshire HG4 1QT RECONSULTATION

Thank you for your e-mail of 12th June regarding correspondence from the agent Mr Adrian Rose in response to the Gardens Trust and Yorkshire Gardens Trust comments on the above application.

Mr Rose writes:

'With regards to the representation by the Garden Trust, the landscape report from Alistair Baldwin you have clearly demonstrates that the building will not be visible and that in views from Studley.

the loss of trees will not adversely affect the view of the Cathedral and its setting due to the presence of other trees.

The letter refers to the 'loss of the gardens', which is incorrect. They will not be lost and in fact more are being created.

Please also note the comment by Historic England that the removal of trees will be beneficial in opening up views of the Cathedral.'

GT/YGT Response: Thank you for your e-mail with information about the impact of the application upon views of the Cathedral from the WHS of Studley Royal. Has the NT's concern about the potential impacts, expressed in its letter of 14 February 2023, been addressed? If not, our substantive concern about potential impacts of the development upon the WHS remains.

Regarding the proposed development and the Minster Gardens, we wrote that 'The proposed scheme would impose buildings on about half of the present garden area' (27th Feb), and 'The large beech tree (T14) to the rear of the Jubilee Fountain, which is proposed to be lost as a result of this

application, has been identified by the Woodland Trust as veteran tree' (23rd May). Our understanding is that these comments are accurate.

We note from Ripon Cathedral BNG Assessment (April 2023):

'3.1.10 In total 21 new trees will be planted within the grounds of the Cathedral as part compensation for the loss of 11 semi-mature/ mature trees. 3.1.11 The proposed planting will comprise 14 large, broad-leaved trees e.g., Beech, Elms, Horse chestnut, Limes, Oaks, Planes or Hornbeams and 7 smaller trees to formal planting around the proposed Song School.'

The large broad-leaved trees are proposed to be planted in the southern Cathedral grounds.

'3.1.15 An additional 1 acre of Wood Pasture/ Parkland provided offsite as compensation for the loss of the single veteran Beech.'

In our letter of 27th February we wrote:

'The viewpoint from the west side of The Court House towards the Cathedral would be completely altered as a result of the development – rather than seeing garden, trees and the Cathedral beyond, this natural and historic view would be replaced with a high and imposing modern building which would hide views of a major part of the Cathedral from one of the main public footpaths through Ripon and towards the Cathedral.' Looking at images in 'Ripon Cathedral Renewed' (26th July 2022) this seems to be the case.

We also wrote in conclusion on 23rd May that 'We have nothing further to add and advise your authority to examine the relevant issues and come to a balanced planning decision (NPPF 202).'

Regarding the non-designated heritage asset (the existing Minster Gardens), we perhaps should have also mentioned NPPF 203. 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

Thank you for the opportunity to comment on Mr Rose's correspondence and we trust that a balanced planning decision will be the outcome.

Yours sincerely,

Val Hepworth
Trustee Conservation and Planning

Cc. Historic England; conservation@ the Gardens Trust