



YORKSHIRE GARDENS TRUST

President: The Countess of Harewood

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

www.yorkshiregardenstrust.org.uk

Mr Gerard Walsh
Planning Services (Harrogate Area)
North Yorkshire Council

Mrs Val Hepworth
Trustee

Conservation and Planning

Gerard.Walsh@northyorks.gov.uk,
planningconsultation.har@northyorks.gov.uk

conservation@yorkshiregardenstrust.org.uk

29th May 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 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 public garden, the area of this proposal is not registered but is within the buffer zone for the World Heritage site of Fountains Abbey and Studley Royal, (Registered Grade I), which, among other factors, leads us to have significant concerns about the impact of these proposals.

We refer you to our letter of 27th February 2023 where we explained our concerns.

We consider that the loss of the garden and trees will result in significant harm to the Ripon Conservation Area, to the Old Courthouse, the Old Jail and Old Deanery due to development within their setting and to the views out of the World Heritage Site towards Ripon. Moreover, the loss will reduce the already limited public benefit of greenspace in the centre of Ripon. 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. (Ancient Tree Inventory - Woodland Trust). The National Planning Policy Framework (paragraph 180c) identifies ancient and veteran trees as 'irreplaceable habitat'. It states that "(c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons, and a suitable compensation strategy exists".

We have nothing further to add and advise your authority to examine the relevant issues and come to a balanced planning decision (NPPF 202).

Yours sincerely,

Val Hepworth
Trustee Conservation and Planning

Cc. Historic England; conservation@ the Gardens Trust