



YORKSHIRE GARDENS TRUST

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www.yorkshiregardenstrust.org.uk

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Dear Mr Hough

DCCONLEG 6.500.281.D.REMMAJ 22/02247/REMMAJ Reserved matters application (appearance, landscaping, layout and scale) for Phase 2 of Class E (Commercial, business and service), B2 (general industrial) and B8 (storage and distribution) development, associated infrastructure and engineering works, approved in outline under hybrid planning permission 21/01238/EIAMAJ Land At Flaxby South West Of The Junction Of The A59 And A1M. RESERVED MATTERS

Thank you for re-consulting The Gardens Trust (GT) in its role as Statutory Consultee with the reserved matters application, with regard to proposed development affecting Allerton Park, a site included by Historic England (HE) on their Register of Parks & Gardens, as per the above application, 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.

In March 2021, Flaxby Investment LLP ('the Applicant') submitted a new hybrid planning application to Harrogate Borough Council 21/01238/EIAMAJ (Hybrid planning application for proposed employment park seeking: a) Detailed (full) planning permission for erection of two warehouse buildings for B2 (General industrial), B8 (Storage and distribution) and/or Class E (Commercial, business and service E (g) (i)(ii) (iii)) uses, with ancillary offices, associated access; car parking; servicing areas; drainage infrastructure; landscaping; and associated works; and b) outline planning (all matters reserved with the exception of access) for Class E (Commercial, business and service), B2 (General industrial) and B8 (Storage and distribution) uses, associated access; car parking; servicing areas; drainage infrastructure; landscaping; and associated works, to be implemented in phases. Land Comprising Field At 440633 457078 Allerton Park North Yorkshire). The Gardens Trust submitted responses on 24th April 2021, 29th August 2021 and 15th November 2021.

As we noted in our previous letters, the land for this employment park is within the wider setting of Allerton Park and especially the views from the two elevated buildings within the registered park and garden; Allerton Castle at grade I and the Temple of Victory at grade II*. We have been very concerned that the massing, scale and landscape scheme proposed in this hybrid application will be

damaging to the significance of the heritage assets in what has been until recent times a largely rural setting where the reciprocal views can be widely enjoyed

However, after some revisions that addressed some concerns re height, green corridor (swale east-west) and the primary viewing corridor (avenue north-south) connected with Allerton Castle, 21/01238/FU was approved by Harrogate Borough Council on 7th March 2022.

We have looked at all the documents, submitted with this reserved matters application, but have not found any individual site plans and elevations showing the landscaping. The buildings have a large mass, but the planting is small scale and as a result the buildings will be very dominant. The landscape information appears to be restricted to the master plan, DWG GL 138217.

The master plan has a list of the tree species and their planting sizes, some of which are quite large, but we cannot find any reference to numbers or planting distances. Are the avenue and swale planting spaced 9/10m apart, which is usual for formal planting? But there is no indication how the species are allocated, are they alternate or several of the same in each run? In a position like this, we think that extra tree planting behind the formal avenue and along the Swale is needed to give a woodland feel to the development when viewed from outside the site.

While the north-south view can be left fairly open as a contrast, there are some places where more trees could be planted, such as the northern end of unit 6 and the north-east corner of unit 5.

The hedge planting to the offices are privet and beech. These will need regular maintenance although if left to nature will give the forest effect that we consider would be preferable. Smaller mixed planting would be better for wildlife and be less formal. Under the section on hedges *Carpinus betulus* (Hornbeam) is mentioned to be planted on a single row etc but we are unsure where this is proposed.

Generally, we note that the landscape treatment is formal although this site is in a country setting, next to existing woodland. In our view the planting needs to be considerably strengthened. This would not only link the development into the surrounding rural landscape but would also improve biodiversity and the cooling effect that trees would have on the development's environment.

We would like to see details of the landscaping as we consider that the planting is insufficient to have the necessary impact, but lack of a schedule makes it difficult to judge. Overall, we regret finding that the landscaping of this development in a rural setting is insufficient.

Yours sincerely

Val Hepworth
Trustee Conservation and Planning

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