



YORKSHIRE GARDENS TRUST

President: Countess of Harewood

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www.yorkshiregardenstrust.org.uk

Mrs Val Hepworth

Ms Natalie Ramadhin
Planning and Development Division
Harrogate Borough Council
planningconsultation@harrogate.gov.uk
17th February 2022

conservation@yorkshiregardenstrust.org.uk

Dear Ms Ramadhin

22/00186/DVCMJ Variation of condition 5 (to allow for the permanent siting of the fixed tents but not in operation between 31st December and 1st March) and condition 6 (for the Managers accommodation to not be occupied between 31st December and 1st March) of planning permission 19/02600/FULMAJ - Change of use of land to form camping site to include erection of 1 no. communal and 12 no. accommodation yurts, spa facility, managers lodge and associated facilities with parking and soft landscaping. Land Known As Fishpond Wood Risplith North Yorkshire

Thank you for consulting 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 area of Eavestone Lake and Fishpond Wood is not on the Register.

We refer you to our letter of 30th September 2019 responding to the earlier application:
19/02600/FULMAJ | Change of use of land to form camping site to include erection of 1 no. communal and 12 no. accommodation yurts, spa facility, managers lodge and associated facilities with parking and soft landscaping. | Land Known As Fishpond Wood Risplith North Yorkshire, in which we expressed our concerns.

In that letter, we explained in some detail the significance of Eavestone Lake and Fishpond Wood. The application site is situated on land just off the B6265, c.9km to the west of Ripon, within the Nidderdale Area of Outstanding Natural Beauty (AONB). The landscape shows signs of historic design with its sinuous lakes which have been dammed, high gritstone cliffs and accompanying careful planting and boathouse. We understand that the lakes may have been medieval fishponds for Fountains Abbey which is located c.5km to the east.

Planning permission for this application was granted on the 12th November 2020.

However, we note the following in the Decision Notice for 19/02600/FULMAJ:

5 The fixed tents, including the spa tent, shall be removed from the site between 31 October to 1 April the following year.

6 The managers accommodation hereby permitted shall not be occupied between 31 October to 1 April the following year.

The reasons being:

5 The provision of year-round residential accommodation would be unacceptable in this location.

6 The provision of year-round residential accommodation would be unacceptable in this location.

We also note the reason for condition 7:

'To provide adequate mitigation and compensation for the loss of habitat within the SINC and for the indirect impacts on the SINC of increased disturbance'.

Condition 6 (Use of site manager's accommodation) requires that the manager's accommodation is not used from November to March and the applicant seeks to remove that restriction to allow its use all year round. The only document with this application is the application form which implies there is a covering letter although it is not on Public Access. A letter would be useful, to know why these alterations are being requested.

We are concerned that any extension of the period of operation must result in increased disturbance for the SINC and result in added risk to the beauty and tranquility of the lake and this part of the AONB.

We object to the above proposed Variations from the Decision Notice for 19/02600/FULMAJ.

We will be responding separately to **22/00184/DVCMAJ Application to vary condition 2 (to allow for the rearranged siting of the yurts) of planning permission 19/02600/FULMAJ - Change of use of land to form camping site to include erection of 1 no. communal and 12 no. accommodation yurts, spa facility, managers lodge and associated facilities with parking and soft landscaping. Land Known As Fishpond Wood Risplith North Yorkshire.**

Yours sincerely,

Val Hepworth
Trustee and Chairman Conservation and Planning

cc. John Stonard, Team Leader Development Advice, Yorkshire and the North East, Historic England; Conservation at the Gardens Trust