



YORKSHIRE GARDENS TRUST

President: The Countess of Harewood

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

www.yorkshiregardenstrust.org.uk

Miss Caroline Walton
Planning and Development
(Former Richmondshire District Council)
North Yorkshire Council

Mrs Val Hepworth
Trustee
Conservation and Planning

PlanEnquiries.ric@northyorks.gov.uk
conservation@yorkshiregardenstrust.org.uk

31st July 2023

Dear Miss Walton

22/00875/FULL Full Planning Permission for Demolition of Modern Farm Buildings and Conversion / Extension of Redundant Traditional Farm Buildings into Four Residential Dwellings at Home Farm, Forcett Hall Road, Forcett, Richmond, North Yorkshire, DL11 7SB RECONSULTATION

Thank you for reconsulting The Gardens Trust (GT). 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.

This response follows our letter of 27th February 2023 and also our responses for **22/00876/LBC**.

We note the Landscape Sketch Plan Option 4 (dated 25th July on the website) and are pleased to see the revisions to include large areas of grass, and the gravel replacing the set block paving and tarmac in the vehicle areas. Also, the trees are to be planted in the ground, although the species are not specified. We agree that there is the possibility of archaeology on the site and that there should be an archaeological watching brief and record made of any finds. Should there be any significant archaeology this may mean that the tree positions will require revision but emphasise that tree planting should be part of the development both in view of the rural nature of Forcett and the importance that should be placed on greenspace and biodiversity. Similarly, the additional hedging now specified to be beech or hornbeam will be a positive adjunct.

The Landscape Sketch Plan Option 4 notates 'Reinstate historic garth boundary. Refer to architects plans.' We have not seen any information about this. This boundary is important as it is the delineation between the Grade II* Listed Dovecot and the farmyard development; the historic precedent should be followed. The northern boundary becomes additionally important in obscuring views of moving and parked vehicles accessing the new development from the northeastern access point.

The Heritage Impact Assessment p27 writes that 'Views of the farmyard proposed for development to the west from within the Grade II Listed [Registered] Forcett Hall Park and Garden (NHLE 1001063)

will become more restricted as the scheme seeks to reinstate the high perimeter walling.' We agree with this approach.

Generally, we feel that the development is restrained in form and acceptable.

The Gardens Trust and Yorkshire Gardens Trust have no objection to the principle of converting the redundant traditional farm buildings into residential dwellings, but trust our advice above will be helpful in the determination.

Yours sincerely,

Val Hepworth
Trustee Conservation and Planning

cc. Historic England e-yorks@historicengland.org.uk; Conservation@ the Gardens Trust