



# YORKSHIRE GARDENS TRUST

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Dear Mr Miller

**Ref: R/2021/0986/FFM, RESIDENTIAL DEVELOPMENT OF 65 HOUSES WITH ASSOCIATED ACCESS, OPEN SPACE, LANDSCAPING, PARKING AND DRAINAGE INFRASTRUCTURE. LAND OFF TREFOIL CLOSE AND MEYNELL AVENUE, GUISBOROUGH**

The Yorkshire Gardens Trust strongly objects to this planning application which will permanently damage the setting of Tudor Croft, Stokesley Road, Guisborough; a significant Arts and Crafts designed house with associated gardens.

Tudor Croft was built by the well-known brick manufacturer, Ronnie Crossley in 1934 in the Arts and Crafts style. The garden was laid out to complement the house and covers an area of c.2ha. Its significance is such that it has featured in a long article in 'Country Life' (August 30<sup>th</sup> 2007) in which the author wrote:

*"The result is a richly harmonious Arts-and-Crafts garden in keeping with Crossley's house, and containing a number of facets after the style of Lutyens and Jekyll"*

*"... Tudor Croft is perhaps the only large private garden built in Teesside during the 20th century and it is a fine example of a garden of its time".*

This is a unique house and associated garden in our region, is much visited for the many 'Open Days' and other charitable events that are held in the gardens, raising in the region of £250,000 for charity.

The garden is very artfully laid out along a shallow valley with the Hutton Beck flowing through it. To its south is the land that is the subject of this planning application; an area often referred to as Hutton Meadows which is also the corridor of the Hutton Beck. It is the last large area of green open space left in Guisborough and its medieval ridge and furrow (what would have been part of the settlement's open field system) is still evident. This indicates that it has not been ploughed out for hundreds of years and is a reservoir of wildlife; something that we should be celebrating and enhancing not covering in concrete. In the 1970s, Guisborough Town Council, stated their intention to keep it as public open space. In the 1980s their successors, Langbaugh Borough Council agreed. At the

1999 public inquiry into the refusal of Redcar and Cleveland Borough Council to grant permission to Persimmon, a council spokesman said that there had been “a long- standing commitment to achieving public open space on this site.” “The issue of housing development on the site was debated at the Local Plan Inquiry (1977), where the Council argued that it should remain allocated for public open space, incorporating a footpath, and that housing was not needed in light of other allocations”, and later:” the site is allocated as a new recreational area with a footpath”. However, sadly this has not happened; now is the opportunity to rectify this omission.

Regarding the need for housing, we note the following from the Strategic Housing Land Availability Assessment (Shlaa) for Redcar and Cleveland: “...housing completions have heavily overachieved against the local plan minimum requirement, which is also reflected in the ongoing strong performance against the annual housing delivery test; and there is a substantial supply of ongoing commitments which, if augmented by prospective major permissions, would be sufficient to maintain a relatively high deliverable supply over and beyond the next five years.

This is contrary to what Newell Homes wrote in their community consultation leaflet which stated: ‘These plans will provide much needed new housing, including affordable homes.’ There is no need for any more homes in Guisborough... but there is a need to retain valuable open green space.

The garden of Tudor Croft is home to a huge collection of plants from across the temperate regions of the world, almost all catalogued and labelled. The description ‘Botanic Garden’ is often applied to it, though it is not officially a Botanic Garden. It also holds a collection of almost 300 species and hybrids of snowdrops which attract large numbers of visitors during February, is home to beehives and takes a significant part in annual moth surveys. Tudor Croft has a natural synergistic relationship with Hutton Meadows for the conservation of plants and animals.

Part of the ‘borrowed landscape’ of the Tudor Croft garden is Highcliff, which dominates the views from the garden to the south and towards the moors. By building houses on raised ground between the gardens and Highcliff, the unique setting and beauty of this special garden would be lost for ever and would undoubtedly result in ecological damage.

The Yorkshire Gardens Trust wishes to register its strong objection to this planning application.

Yours sincerely

Mrs Val Hepworth

Trustee and Chairman Conservation and Planning

Cc Margie Hoffnung, the Gardens Trust.