



YORKSHIRE GARDENS TRUST

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Mrs Val Hepworth
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27th October 2022

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. AMENDED BNG and PROTECTED SPECIES.

Thank you for consulting the Yorkshire Gardens Trust re the Biodiversity Net Gain Report and a Protected Species Report in respect of the above proposal.

The Gardens Trust (GT) is the 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. We also on occasion respond to planning applications affecting non-registered sites that are locally or regionally important as in this case with the gardens at Tudor Croft, Guisborough.

We refer you to our letter dated 10th December 2021 explaining that 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 of the period.

The application site comprises a series of small fields, woodland, hedgerows and stream (Hutton Beck) and is located within an existing residential area on the western side of Guisborough close to the main A171 road. The boundaries of the site are generally formed by hedgerows and/or trees and the north-eastern boundary marked by a tall, thick hedge beyond which lies a horse paddock. The small stream, Hutton Beck, flows broadly south-west to north through an area of deciduous woodland on the site. Tudor Croft with its 5 acres of gardens, woodland and stream lies along the north-west boundary of the area that is proposed to be filled with built development.

We note that the Protected Species Report indicates the following species have been recorded on the land subject to this application: European Otters (spraint and otter travelling upstream), bats

(mainly Common Pipistrelle but also, Soprano Pipistrelle, Noctule), barn owl, hedgehogs (A Species of Principal Importance defined in the NERC Act 2006 and recorded within the development footprint and in the Zone of Influence). Although the site includes some very wet areas the reports do not indicate amphibians however, we understand that Great Crested Newts have been seen near the site.

We have noted that the area proposed to be filled with built development will potentially act as a barrier to wildlife, seemingly at odds with the Biodiversity Net Gain Report p7 which writes: 'The Hutton Beck water course flowed through the site from south- west to north and provided a corridor of a native and semi-natural woodland which connected with an area of deciduous woodland priority habitat to the immediate south -west and with another area about 275m downstream.'

We also note the Biodiversity Net Gain Report Report, p7:

'The course of Hutton Beck through the Application Site is considered to form a corridor of natural aquatic, riparian and terrestrial habitats favourable to a number of species, linking the offsite High Bousdale Beck to the southwest of Guisborough with Chapel Beck to the north and thus facilitates the movement of aquatic, terrestrial and riparian wildlife through the western part of the town of Guisborough and the site itself. This corridor provides ecological permeability within this urban area and ecological connectivity between the Application Site and the offsite habitats.'

Turning from the impact of the proposed development on this last large area of green open space left in Guisborough with its associated wildlife and its medieval ridge and furrow (what would have been part of the settlement's open field system), to the impact on Tudor Croft.

There is no doubt that Tudor Croft Gardens are the best known and probably the most beautiful, unique private gardens on Teesside. The media often refer to them as Botanic Gardens since every plant, shrub and tree planted since 1995 has been labelled and catalogued. They are a significant heritage and horticultural asset to the area, much appreciated by locals and visitors alike who have visited since 1954 raising huge sums for charity. (This year they opened on eight days and raised over £10,000 for local charities.)

The 2 ha of gardens at Tudor Croft were created over some ten years in the 1930's by a brick manufacturer and have been diligently cared for and improved by the Heagney family since 1952. The gardens provide employment for several skilled gardeners and some fifteen people work as regular volunteers. The gardens are an important part of Guisborough.

The damage that a development such as that proposed will be permanent. Part of the 'borrowed landscape' of Tudor Croft gardens, 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.

The effect of the increased human activity, hard landscaping, the noise and light pollution and especially even greater sewage pollution will adversely affect the wildlife and the natural balance of the garden would be lost; it is unlikely to survive. This would be a huge loss to us all, and to Redcar and Cleveland in particular.

We understand that the Heagneys' offer to allow the regulatory committee to visit Tudor Croft has not yet been taken up and in our view your committee cannot reach a balanced understanding of the proposals and their impact without spending time at Tudor Croft as part of their site visit.

We also understand that many years ago when a previous application was refused there was a pledge from your council to keep the land in question as green open space.

In conclusion the Yorkshire Gardens trust wishes to continue to register its strong objection to this planning application.

Yours sincerely

Mrs Val Hepworth

Trustee Conservation and Planning

Cc Conservation@ the Gardens Trust