



YORKSHIRE GARDENS TRUST

President: The Countess of Harewood

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

www.yorkshiregardenstrust.org.uk

City of Bradford Metropolitan District Council,
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Val Hepworth
Trustee
Conservation and Planning

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2nd September 2023

Dear Sir,

23/02658/MAO | Outline application for residential development of land for 70 dwellings requesting consideration access | Land at Grid Ref 411685 440275 Heights Lane Eldwick Bingley West Yorkshire

Thank you for consulting The Gardens Trust. The Gardens Trust (GT) is the statutory consultee regarding proposed development affecting a site on the Register – Prince of Wales Park, Bingley, HE ref 1001497, registered 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.

The first turf for Prince of Wales Park was cut on 10 March 1863. The scheme had widespread public support, with subscriptions coming mainly from working people who also provided voluntary labour. By the time of the opening of the park, on 6 June 1865, 15,000 trees had been planted including fifty sent by the Prince from Sandringham.

The boundary of the Park consists of dry-stone wall which encloses an outer margin of woodland with a broad boundary path. The HE Register Entry for the Park, Gardens and Pleasure Grounds notes that the north boundary allows "...views out over open fields rising to the north..." although we note that any such views will be substantially reduced by the boundary walling, and seasonally by the boundary trees, associated under-growth and relative ground levels.

We note that the Draft Bradford Local District Plan 2020-2038 identifies part of the land which is the subject of the current application – sites B14/H and B18/H as suitable for housing. The sites as identified in the Local Plan terminate at the north-east corner of the Park – they respect the Park boundary and they do not extend along it. However, the current application speculatively extends both of the "draft" sites along the north boundary of the Park, extending into Green Belt and impeding the noted view. The application appears to acknowledge this difficulty by notionally showing stone built houses at this location with generous "public" space perhaps as mitigation. (Also Built Heritage Statement 4.13 p13.) However, as the current application is Outline, with no commitment to landscaping details, then we must object to the proposal.

We note the proposal to introduce an additional cycle/pedestrian access point to the Park from the new site. From the Trust's point of view, we would welcome this – but of course there are the interests of other parties to consider.

We note that the application is for “up to 70 dwellings”, but all the drawings show only 54 dwellings. An increase from 54 to 70 amounts to an increase of approximately 40%. In our opinion, the currently presented layout and landscaped spaces are therefore radically misleading – and we must again object to this proposal.

Yours sincerely,

Val Hepworth
Trustee Conservation and Planning

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