From The Chairman,
c/o The Workhouse Museum
Allhallowgate,
Ripon, HG4 1LE
info@riponcivicsociety.org.uk
www.riponcivicsociety.org.uk

Place-shaping and Economic Growth
Harrogate Borough Council
P.O Box 787
Harrogate HG1 9RW

7 September 2020

Dear Sirs

Planning Application ref. no: 20/03156/PNH
Athelstan Court, Kearsley Road, Ripon

Ripon Civic Society makes the following representations regarding the above application.

It is noted that planning permission reference no; 20/00912/FUL was approved on 24 July this year. This development is for eight live-work units on the site of this application with redevelopment of Athelstan House. The current application is in effect for change of use of Athelstan Court to provide in total 18 one and two bedroom dwellings. This is a prior notification application.

The current application is arguably more sustainable by virtue of re-use of an existing structure with its embedded energy footprint. However, there is no reference to live-work use which has its own sustainability appeal. This is a disappointment, especially in a modern, spacious industrial location where mixed-use would be appropriate. The applicant should be invited to consider reconfiguration of the proposal to provide live-work units.

The application uses the existing footprint of Athelstan Court. It cites there is to be no private space. Given the extent of the site this is regrettable and this should be required. Furthermore, the site retains a substantial area of undeveloped land. Proposals for use of this land should be indicated as it is within the application boundary.

The earlier application has a heavier initial sustainability footprint. Nonetheless, it would be an exemplary development for Ripon. Whilst the Society supported the earlier application, we did not affirm this to you at the time. We should welcome this application being implemented but recognise that the current application is a more simple and presumably cheaper alternative and would be improved as we suggest.

The Society trusts that these representations are helpful and will be given full and positive consideration.

Yours faithfully,

Christopher Hughes

Chairman, Ripon Civic Society